



Planning and Zoning Commission Report

ZC 20-22

A request for Zoning Change 20-22 from Agricultural Ranch (A-R) to Planned Unit Development (PUD) for a 57-acre tract located at 1722 Steffens Rd Property ID 59126, 59127 & 70071 was considered during a public hearing at the Planning & Zoning Commission meeting on November 8, 2022.

Helena Schaefer presented the staff report along with the report on the General Land Use Plan. It was explained to the Commission that a PUD zoning change request must be accompanied with a general land use plan and that Council approves the zoning change request, but the Commission is the approving body for the land use plan. She described the property, the future land use districts and the compatibility with existing land uses and zoning. Noted was the presence of the three floodzones on the property, the 500 year, 100 year and the floodway and that the eastern boundary of this property is Geronimo Creek. The proposed land uses were noted and then an analysis of those land uses to the comprehensive plan was conducted. The proposed commercial use is consistent with the Town Corridor future land use district, but there was too much proposed residential density in the Riverside future land use district. Ms. Schaefer further explained the compatibility of the existing zoning and land use. This is an undeveloped area of the City and the only compatibility is with the existing vet clinic and the proposed commercial use along the Bypass. Traffic was then discussed. Ms. Schaefer stated that there was a Traffic Impact Analysis study being reviewed by City staff but hasn't been approved. TXDOT would also have to approve this TIA.

The applicant, Mr. Henry Che, made a presentation about the proposed development, discussing the property, the proposed land uses, the schedule of development, and the benefits to the City.

The Commission asked a number of questions concerning traffic, the schedule of development, drainage, and the accessibility and maneuverability through the development. They also asked about the applicant revising the area of the 500 year flood zone with a conditional letter of revision and the likelihood of the revision being approved by FEMA. There was significant discussion about Geronimo Creek and past flooding. The Commission voiced concern over the lack of specific drainage details and how to prevent additional discharge into the creek.

The regular meeting recessed, and a public hearing was held.

Dr. Randall Sullivan of Crossroads Vet Clinic (1450 E Kingsbury St) spoken about his concerns for the development. He expressed his concern about the amount traffic that could possibly be generated from the development. As he is the owner of a veterinary clinic, he has concerns about children entering onto his property. His clinic houses very large animals that could be dangerous.

Dr. Kay Burkman of Crossroads Vet Clinic (1450 E Kingsbury St) also spoke of her concerns. She echoed the concerns about the traffic. She also expressed what kind of retail this development would attract.

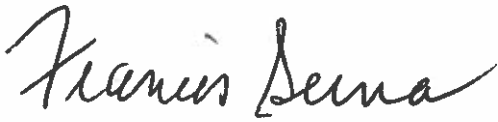
There being no further responses from the public the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 20-22), Chair Gettig moved that the Planning and Zoning Commission recommended denial of the zoning change from Agricultural Ranch (A-R) to Planned Unit Development (PUD) for property located at 1722 Steffens Rd. Commissioner Schievelbein seconded the motion. The following vote was recorded:

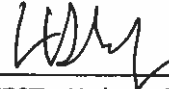
RECOMMENDATION TO DENY THE ZONING CHANGE TO PLANNED UNIT DEVELOPMENT (PUD)

MOTION PASSED

8-0-0



Francis Serna, Planning Assistant



ATTEST: Helena Schaefer,
Planner