



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 7, 2022

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on a site plan for the proposed Chenango Street water tank

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$1,500,000 (estimated) **FUNDS REQUESTED:** None

FUND: General

EXECUTIVE SUMMARY:

The subject property is located on the east side of Chenango Street between E. Lorrain Street and E. Wilkins Street, consists of Lots 25-30, Block 135, Lorraine Subdivision and is in the SF-7.2 zoning district (Attachment 1). A Water Supply Facility is a permitted use in the SF-7.2 district. The existing water tank has reached the end of its service life and the proposed project will replace the existing tank with a new tank.

Attachments 2 & 3 are the relevant plans and explanation of the project. The proposed plans do not meet minimum requirements regarding the front setback, off-street parking and fencing/screening. Attachment 3 more specifically addresses the three code inconsistencies. The existing tank cannot be demolished until the new tank is constructed and the new tank construction must maintain a separation between it and the existing tank. The only location that fit requires the new tank to be 15 ft. from the Chenango property line rather than the required 25 ft. All other setbacks will be met. Retrofitting existing sites in situations such as this is difficult at best. There currently is not any off-street parking and none is proposed as there is no "on-site" staff and operators check the site only for operational and maintenance activities. The existing fencing meets TCEQ intruder resistant fencing requirements but given the height of the tank, little can be done to screen it from surrounding properties.

Pursuant to Section 28-26.(a).(2).b.3 a site plan shall be required for all nonresidential, multifamily and single-family attached developments within any zoning district. After City staff review, Section 28-26.(c).(6).a.3 requires the City Manager to recommend approval, approval with conditions or denial of the site plan to the Planning and Zoning Commission. If the site plan is denied by the Planning and Zoning Commission, the denial may be appealed to the City Council.

Prior to issuance of any building permits for the construction of the new tank, the property will be platted into a single lot to remove intervening lot lines.

RECOMMENDATION:

Staff recommends approval.

SUGGESTED MOTION:

I move we approve the proposed site plan for the Chenango Street water tank.