

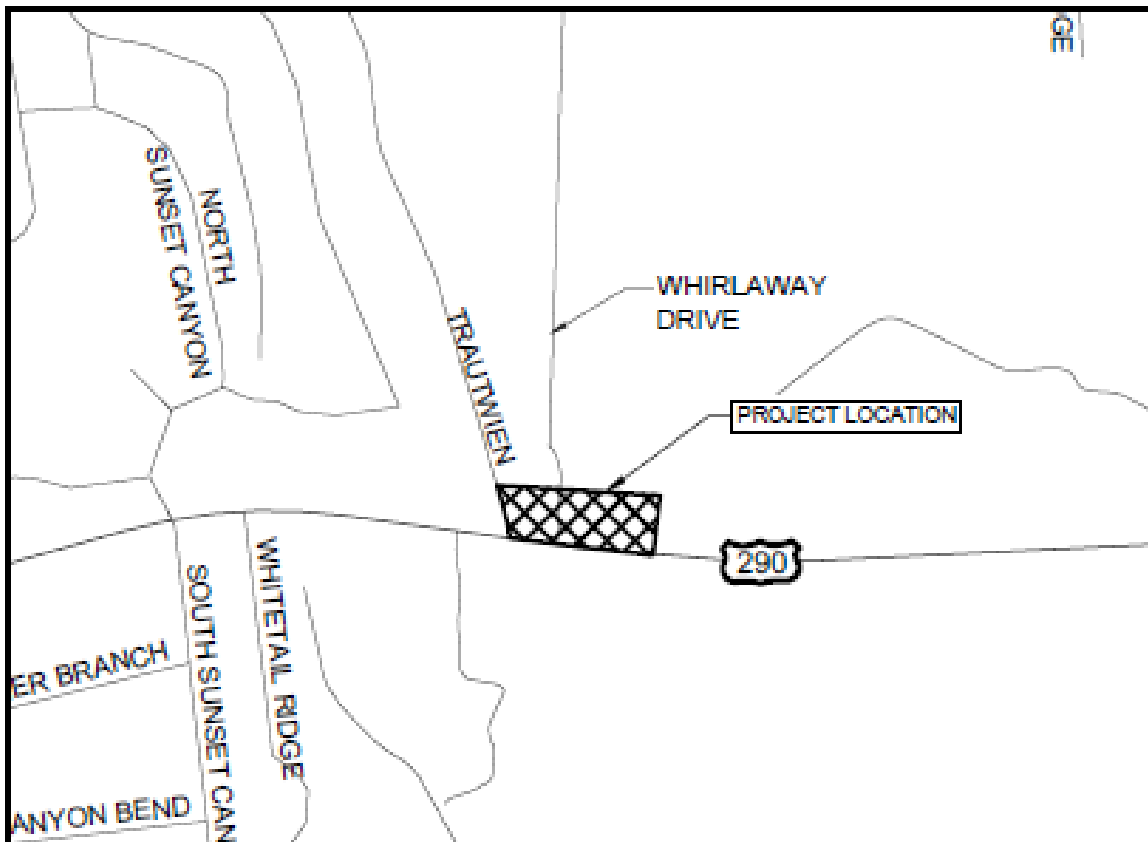


City Council Planning Department Staff Report

City Council Meeting: January 4, 2022
Project No: MORW2021-003
Project Planner: Tory Carpenter, AICP, Senior Planner

Item Details

Project Name: Julep Commercial Park
Property Location: Northeast Corner of W US 290 & Trautwein Rd
Legal Description: 11.27 acres out of the E.B. Hargraves Survey
Applicant: Aaron Googins
Property Owners: Kelly Gray Investments, LLC, C/O Aaron Googins
Request: A waiver from the temporary development moratorium.



Planning Department Staff Report

Development Proposal

This request is associated with a site development application for the Julep Commercial Park in the ETJ. The project consists of nine buildings which include retail, office/warehouse, and commercial uses. These uses would be served by on-site septic and would not impact the City wastewater system.

Request Overview

While the applicant originally applied for the site development permit in September 2020, the application was deemed incomplete and was not filed. The applicant reapplied on December 13, 2021

The applicant requested an administrative exception to the temporary development moratorium. Given that no commercial use was established on the property, the proposed development was determined to be a “change in use” and staff denied the exception request. Staff directed the applicant to apply for a waiver.

Staff Analysis

Moratorium Ordinance: Section 8 Art. B

Waivers. Any property owner who does not assert rights under Texas Local Government Code Chapter 245, but who seeks authorization to proceed with the development permitting process during the time of the temporary moratorium can request a waiver. Property owners agreeing to construct certain wastewater infrastructure at property owners’ sole expense and who do not require land use modifications inconsistent with the updated comprehensive planning, in accordance with Local Government Code Chapter 212, Subchapter E may apply for waiver in accordance with City policy.

Wastewater:

This development will be served by on-site septic systems and will not impact the City wastewater system.

Land Use:

The majority of the site fronts onto US 290 at the entrance to the Polo Club subdivision. While staff does not know the ultimate outcome of this area in the comprehensive planning process, it can be assumed that commercial uses would be preferred along this area of US 290.

Council Action

City Council is tasked with approval or denial of the waiver. Any denial will stand until the moratorium is lifted unless there is a substantial change to the project.

Attachments

Exhibit 1: Waiver Request

Exhibit 2: Site Plan

Exhibit 3: Moratorium Ordinance

Recommended Action:	Staff recommends approval of the waiver from the temporary development moratorium because the project will have no impact on the City’s wastewater system and a commercial use is compatible with the general area.
Alternatives/Options:	Deny of the waiver
Budget/Financial Impact:	N/A
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A