

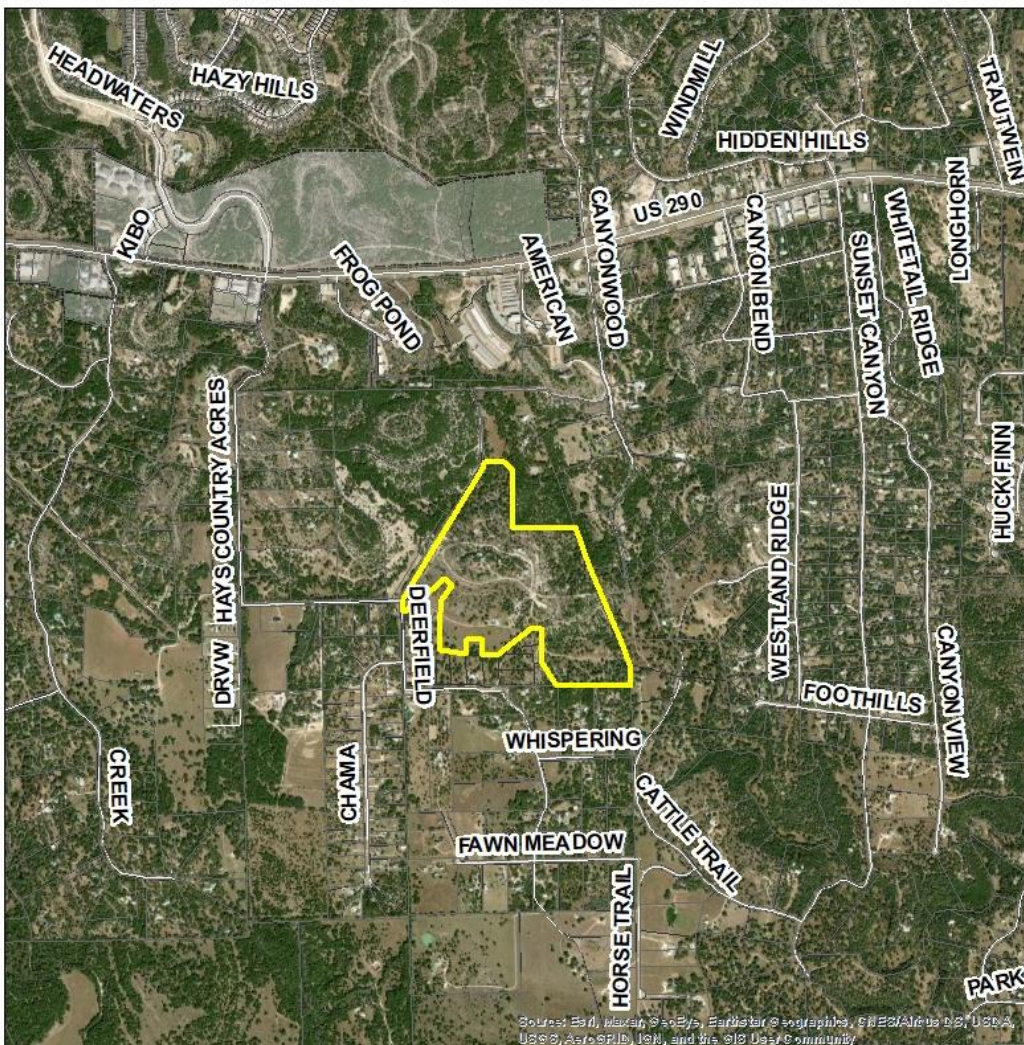


City Council Planning Department Staff Report

City Council Meeting: February 15, 2022
Project No: MORW2022-006
Project Planner: Tory Carpenter, AICP, Senior Planner

Item Details

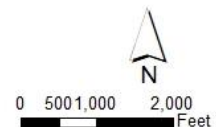
Project Name: Zoe Life Center
Property Location: 1111 Hays Country Acres Road
Legal Description: 104 acres out of the Richard Vaughan Survey
Applicant: Charley Dorsaneo
Property Owners: Park G. Jarrett III & Karen Jarrett
Request: A waiver from the temporary development moratorium



Location Map

*Zoe Life Center
Moratorium Waiver*

- Roads
- Parcel Lines
- City Limits**
- Full Purpose



Source: Esri, Maxar, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Planning Department Staff Report

Development Proposal

This request is associated with a development agreement application for a mixed-use development consisting of approximately 100 single-family homes, nine multifamily units, and 10,000 square feet of commercial space.

The project would be served by on-site septic and would not impact the City wastewater system.

Request Overview

The applicant requests an administrative exception to the temporary development moratorium. Since there is no commercial use 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 plan, in accordance with Local Government Code Chapter 212, Subchapter E, may apply for a 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:

While the residential density of this project is consistent with the immediate area, there are no existing commercial uses near this property. The current concept shows all vehicular traffic exiting onto Hays Country Acres and traffic impacts should be considered during the development agreement process. Without an approved development agreement, the applicant could subdivide this property into approximately 70 single-family lots.

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: Concept Plan

Exhibit 3: Moratorium Ordinance

Recommended Action:	Staff provides this request to City Council with a neutral recommendation as this is ultimately a policy decision.
Alternatives/Options:	Deny or approve the waiver.
Budget/Financial Impact:	N/A
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A