

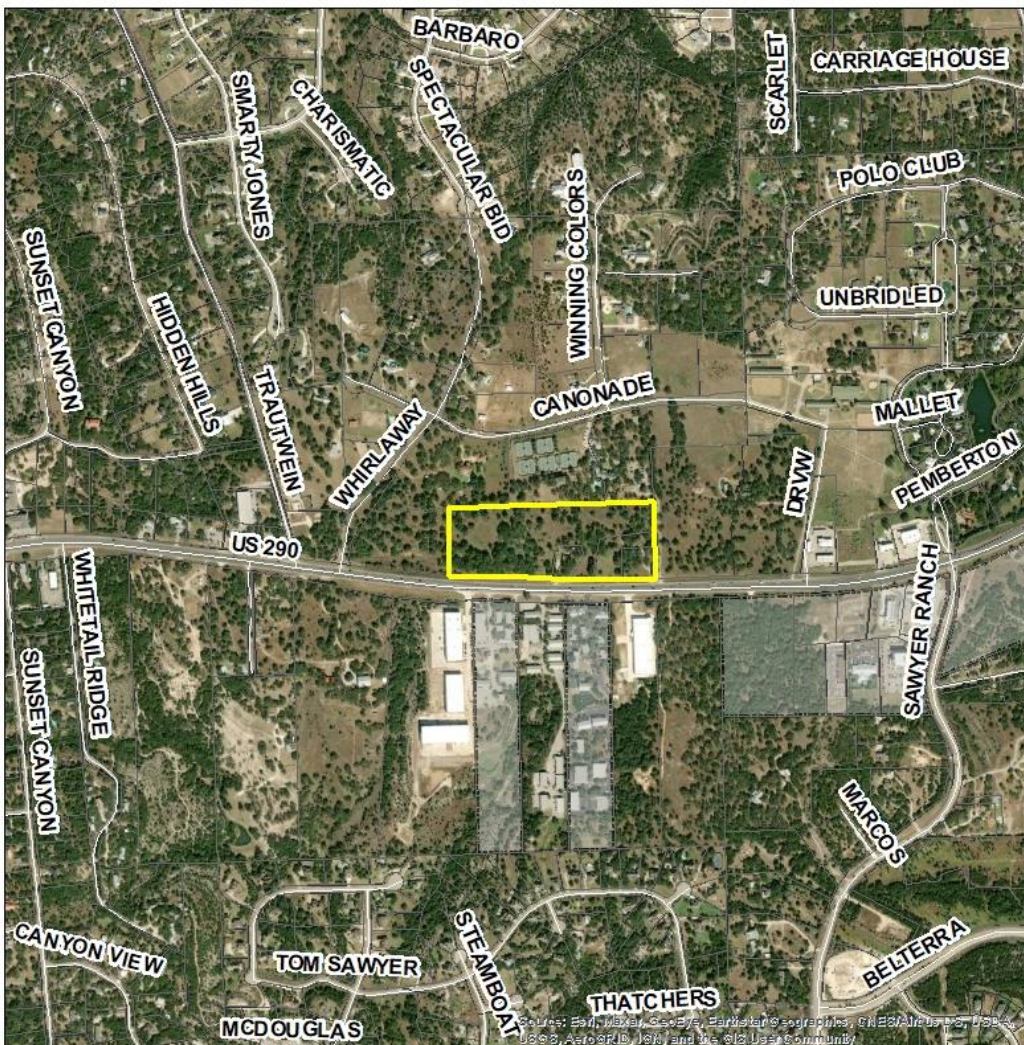


City Council Planning Department Staff Report

City Council Meeting: March 8, 2022
Project No: MORW2022-008
Project Planner: Tory Carpenter, AICP, Senior Planner

Item Details

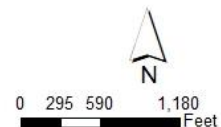
Project Name: Ariza Multifamily
Property Location: 13900 W US 290
Legal Description: 19.16 acres out of the E.B. Hargraves Survey
Applicant: Katie Stewart
Property Owners: Henna Investments LLC
Request: A waiver from the temporary development moratorium



Location Map

*Ariza Multifamily
Moratorium Waiver*

	Roads
	Parcel Lines
City Limits	
	Full Purpose



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus, DigitalGlobe, GeoEye, IGN, AerGRID, JSA, and the GIS User Community

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Development Proposal

This request is associated with a site development permit for a multifamily development. The project consists of a 293 multifamily units and associated parking.

The project would be served by an on-site private wastewater treatment system and would not impact the city wastewater system.

Request Overview

The applicant requests an administrative exception to the temporary development moratorium. Since there is not multifamily use currently 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 private wastewater system and will not impact the city wastewater system.

Land Use:

This area of US 290 has a variety of office/warehouse and commercial uses, most-notably directly across the highway to the south. There are numerous multifamily developments within approximately two miles to the east and west of the subject property. The property prominently fronts US Highway 290, which lends itself to both high-turnover highway commercial land uses, and dense residential uses which create high demand for vehicle trips. Additionally, despite the property’s location in the ETJ, staff does not anticipate imminent comprehensive planning efforts to reverse the trend of high-intensity development along a heavily-traveled US Highway, nor the institution of restrictive land use regulations on the property which would preclude such uses.

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

Planning Department Staff Report

Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A