

**Discussion to Consider a  
Recommendation on a request to waive  
fees on a Vacant Property  
Evers Road at Seneca Drive**

Planning and Zoning Commission Meeting

Mindy Teague, Director

April 25, 2023

# Request

- By Mr. Samir Chehade
- To waive fees for a PDD on a vacant tract of land on Evers at Seneca
- He is considering the development of an R-6 Garden Home development project on this site

# Purpose

- Property is a 9.1740-acre tract of land known as Parcel 4A, Abstract 530, County Block 4432
- The purpose of this item is to consider a recommendation on a request to waive fees for an amendment request to Planned Development District Case #2022-31
- The normal fee for a Planned Development District for this property would be \$5,000

**Legend:**

- Gateway Overlay District
- B-2
- Commercial
- Industrial Overlay District
- B-2
- B-3
- I-1
- R-1
- R-2
- R-3
- Sustainability Overlay District
- B-1
- B-2
- B-3
- O-1
- R-1
- R-3
- R-3A
- R-4
- R-5
- R-6
- City Limits



# Aerial View



# Staff Recommendation

- Staff recommends reducing the fee to \$1,000, which will adequately cover the costs associated with reviews by City staff, publication, mailing and supplies.

# S.E.E. Statement

- Social – The request adequately reflects the fees that would be needed to facilitate the request, which is fair and equitable
- Economic –The PDD will promote development and an increase in sales and ad valorem tax
- Environmental – New construction includes modern building standards, which include environmentally friendly options