

PLANNING AND ZONING COMMISION COMMUNICATION

DATE: April 25, 2023

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation and Discussion to Consider a Recommendation on a Request to waive fees for Planned Development District #2022-31 on a 9.180 unplatteed parcel of land located at the corner of Evers Road and Seneca Drive, Being P-4A, ABS, 530, CB 4432.

SPONSOR(S): None

PURPOSE:

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 the property would be \$5000

Staff Recommendation:

Staff recommends reducing the fee to \$1000, which will adequately cover the costs associated with reviews by City staff, publication, mailing and supplies.

Alternatives:

- Recommend approval of the request
- Recommend conditional approval of the request
- Denial of the request

SEE LEON VALLEY

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

FISCAL IMPACT

The City will see an increase in ad valorem and sales and use taxes.

RECOMMENDATION

This request addresses a unique parcel of land in a manner that is compatible with surrounding land uses and the reduction in the number of housing units will reduce the traffic burden on Evers Road. Staff recommends approval of the amendment request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary