

Legislation Text

File #: 22-6227, **Version:** 1

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0822-0251, submitted by Mark Cohen on behalf of Responsive Education of Texas, for a change of zoning from Commercial and Town East Retail and Restaurant Area (TERRA) Overlay to Commercial and TERRA Overlay with a Conditional Use Permit to allow a charter high school, located at 3677 and 3733 Emporium Circle.

(Two responses in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

The applicant proposes to use 11,455 square feet of the existing 45,060-square-foot building for a charter high school. The school will serve up to 200 students. However, classes are divided between mornings and afternoons, so not all students will be there at the same time. Access will be from the west side of the building. The Traffic Impact Analysis and Traffic Management Plan have been accepted by the Traffic Engineering Division.

On September 12, 2022, the Planning and Zoning Commission voted 5 to 2 (Ms. Rodriguez-Ross and Mr. Dharmarajan dissenting) to approve Application No. Z0822-0251, for a change in zoning from Commercial and TERRA Overlay to Commercial and TERRA Overlay with a Conditional Use Permit to allow a charter high school with the following conditions:

1. The Traffic Impact Analysis shall be reviewed and verified prior to final approval of the site plan.
2. Traffic Management Plan be evaluated after implementation to determine if additional measures are necessary.

Recommended/Desired Action

Following the public hearing, staff recommends approval of the ordinance.

Attachment(s)

Staff report and maps
P&Z minutes
Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong