

## Zoning and Platting Commission Q & A Report

B-1

Question Commissioner Denkler / Response Staff:

1) Does the applicant have permission to use Akin High School's connection to the proposed Brezza Lane? **RESPONSE:** Once the connection to Brezza Lane is constructed and accepted by the City, it will be a public right-of-way and available to all.

2) Please provide a little more info on the road closure meetings. How many people participated, what kinds of comments were made, etc. **RESPONSE:** Watershed Protection Department (WPD) staff held a public meeting on June 18, 2019 where City Staff presented the road closure to the general public. The meeting was also provided as a webinar. WPD staff who attended the meeting relayed that there were about 20-30 people who physically attended the meeting and 46 who logged onto the webinar. Most of the questions were regarding the issues with the closure of the road. The overwhelming sentiment from the meeting was to not close the road at least until the Brezza Lane connection is made and the signal improvements are made at the intersection of Old San Antonio Road and FM 1626.

B-2 – B-5

Question Commissioner King / Response Staff:

1. What is the height limit under CH zoning? **RESPONSE:** In CH zoning, increases in height is related to a reduction in impervious cover (LDC 25-2-582 – *Commercial Highway (CH) District Regulations*).

For building up to 60 feet in height, the maximum impervious cover is 85%.

For a building up to 80 feet, the maximum impervious cover is 80%.

For a building up to 100 feet, the maximum impervious cover is 75%.

For a building up to 110 feet, the maximum impervious cover is 70%.

Finally, for a building up to 120 feet, the maximum impervious cover is 65%.

Note: Watershed regulations for impervious cover may be more restrictive than those cited above and would take precedence. The Gemini Tract sites are located in a Suburban watershed which limits impervious cover to **65%** for commercial uses.

2. What hospital uses are allowed under CH zoning but not allowed under the current CS-MU zoning? **RESPONSE:** The hospital (general) use (includes overnight stays) is a conditional use in both CS and CH zoning. The hospital (limited) use is permitted in both the CH and CS-MU zoning districts.
3. As I understand, this site is exempt from transportation impact analysis (TIA). **RESPONSE:** Correct. If this is correct, will development on this site be exempt from any transportation impact mitigation that would otherwise be required based on a TIA? **RESPONSE:** Yes, the site is subject to Senate Bill No. 1396 which means no traffic mitigation can be imposed. Right-of-way dedication may still be required, however.