



Zoning Staff Report

Date: September 13, 2022

Case Number: SP-22-015

Council District: 6

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Siddhipriya Tavolo Park, LLC

Site Location: 6429 Altamesa Drive

Acreage: 1.14

Request

Proposed Use: New 11,262 sf commercial and restaurant space

Companion Case: ZC-14-147

Request: To: Site plan for PD 1063 and PD 1065 Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restriction; site plan included.

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 8-0

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located on Altamesa Boulevard east of Bryant Irvin Road. The current zoning for the property is “PD 1065/1063” Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restrictions, site plan required. The applicant is requesting to amend the approved site plan to add a roughly 11,200 sf retail and restaurant space on a vacant tract of land.

Surrounding Zoning and Land Uses

North “A-5” One-Family; “F” General Commercial / US Post Office, single-family
East “PD 1065/1063” Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restrictions, site plan required / vacant
South “PD 1063” Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restrictions, site plan required / vacant
West “PD 1065/1063” Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restrictions, site plan required / vacant

Recent Zoning History

- SP-20-010: Site plan for PD 1063/5 (west of the subject property)

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.
The following organizations were notified: (emailed July 27, 2022)

Organizations Notified	
Trinity Heights HOA	Briercliff Estates HA
Quail Ridge Estates Phase II HOA*	Vista Ridge Addition HA
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

* Located in close proximity to a registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

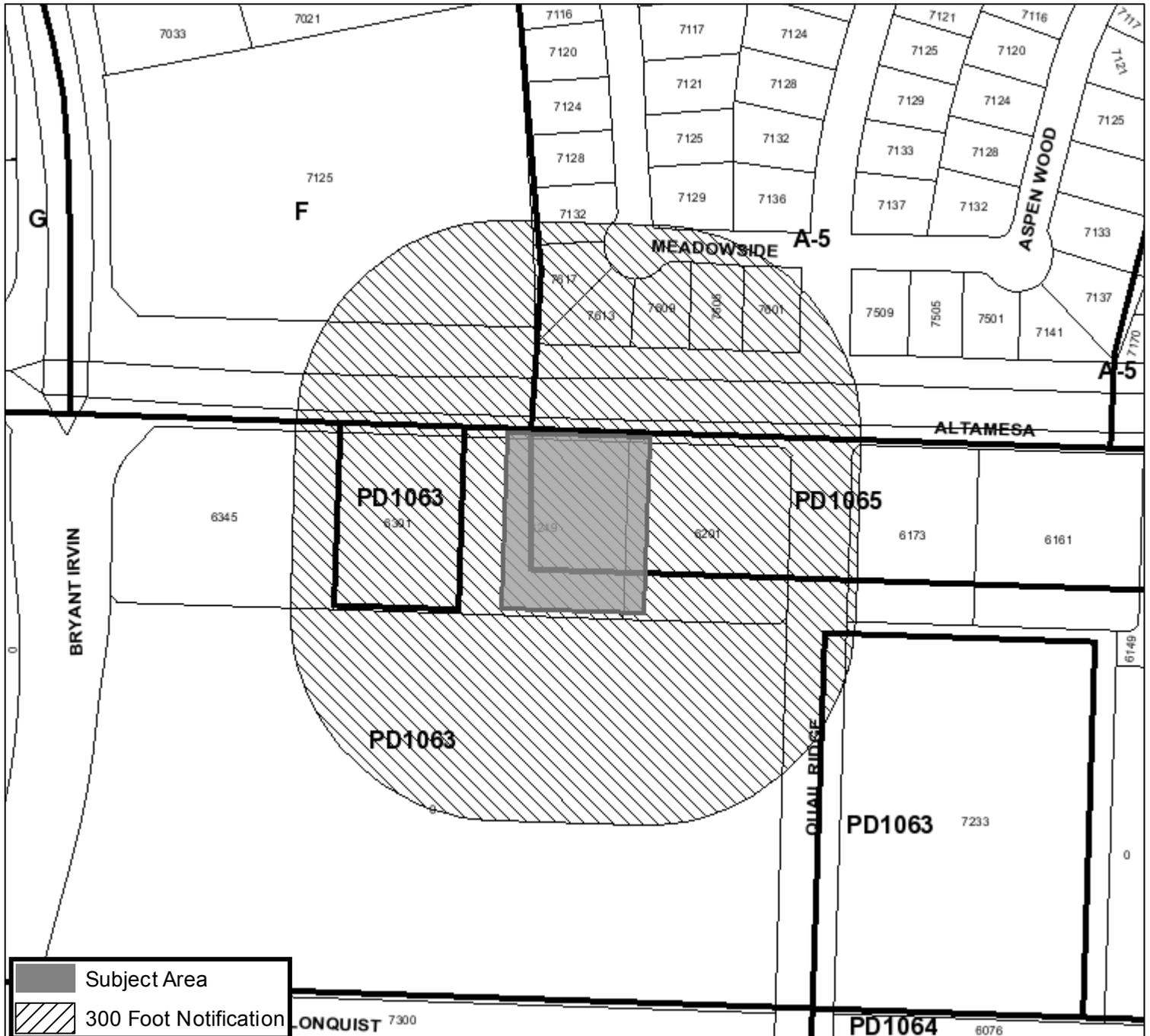
- All zoning comments have been addressed with the current site plan.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

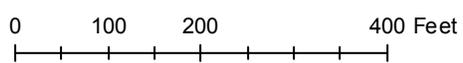


Area Zoning Map

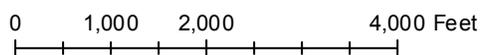
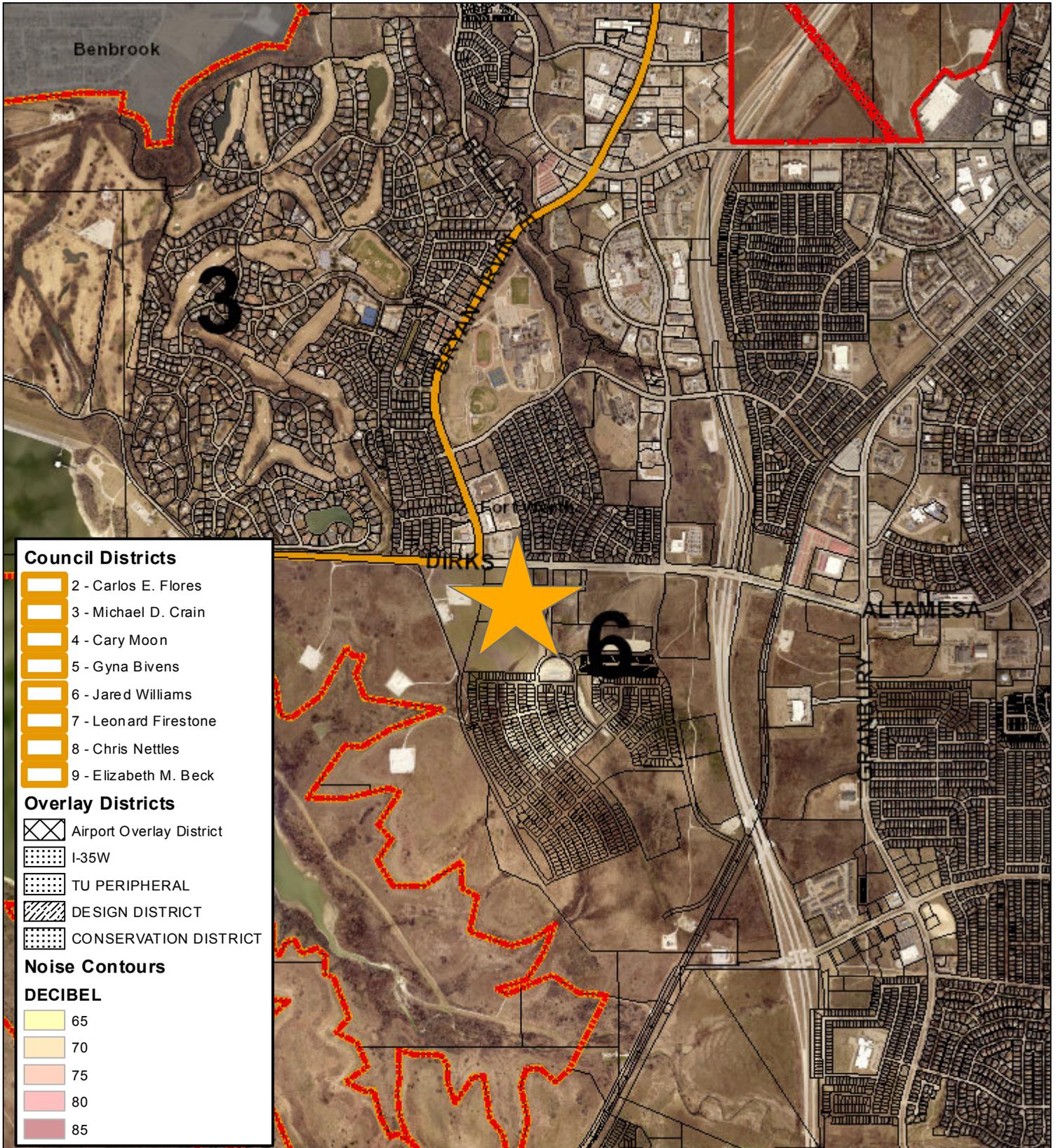
Applicant: Siddhipriya Tavolo Park, LLC
 Address: 6249 Altamesa Drive
 Zoning From: PD 1065 for G uses
 Zoning To: PD-G with exclusions
 Acres: 1.14897838
 Mapsco: 102B
 Sector/District: Far Southwest
 Commission Date: 8/10/2022
 Contact: null



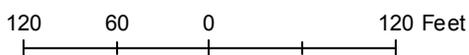
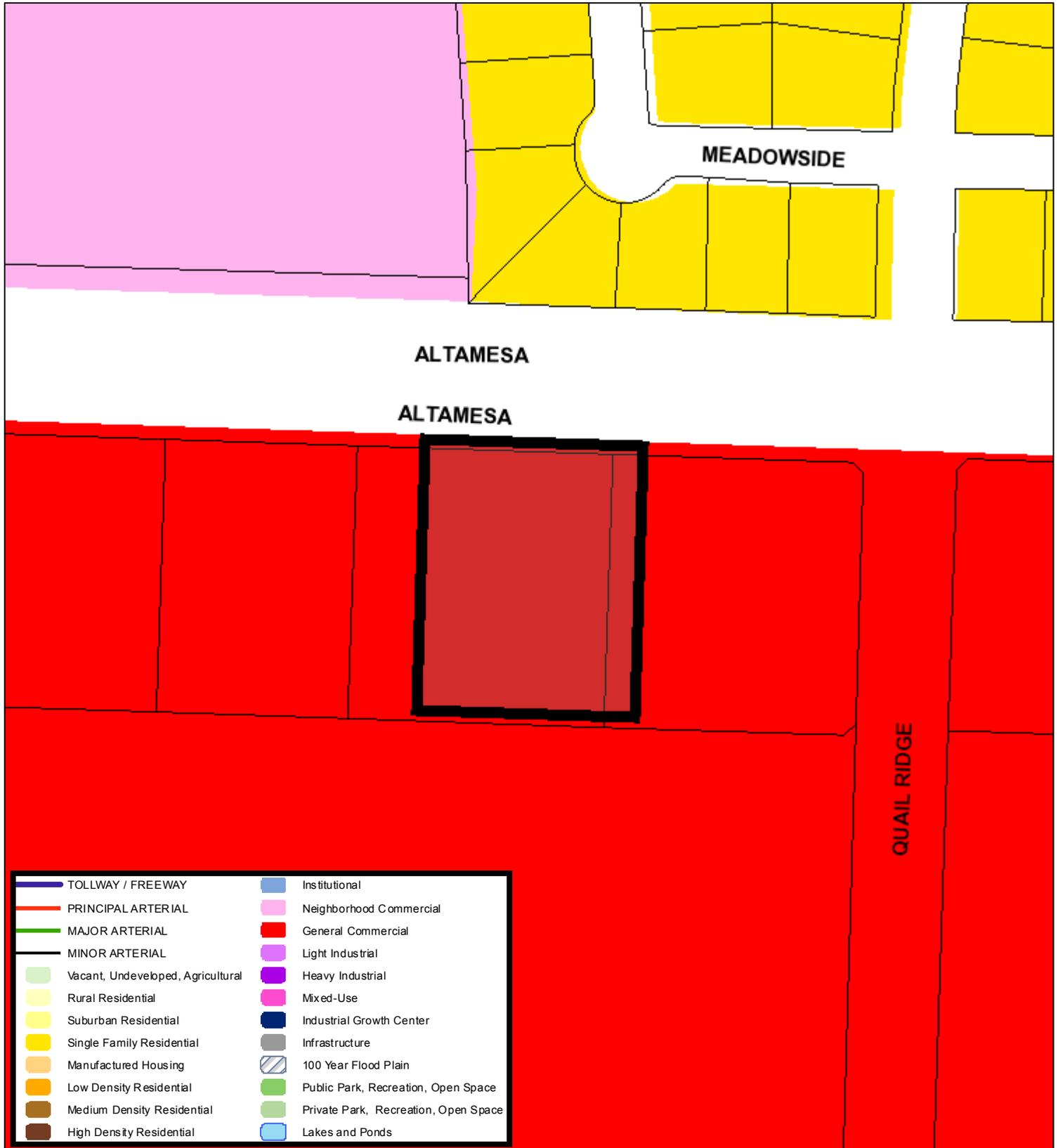
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 75 150 300 Feet

