



MEMORANDUM

TO: James Shieh, Chair
Planning Commission Members

FROM: Scott Grantham
Planning and Zoning Department

DATE: April 16, 2019

SUBJECT: East Riverside Drive and South Pleasant Valley Road
(District 3), C14-2018-0026, C14-2018-0027, C14-2018-0028,
C14-97-0010(RCT), C14-72-204(RCA4)

Staff is offering this memorandum to highlight progress and timelines on the East Riverside Drive and Pleasant Valley zoning cases.

1. A Community Meeting was held on March 27 at the George Washington Carver Museum. Staff presented information on the current zoning for the area, the applicant's request, the zoning process and opportunities for input. After the presentation, there was a question and comment period. All attendees who signed up to speak had the opportunity to address staff and fellow community members. In addition, attendees had the chance to fill out question and comment cards, and check a box if they would like an email response from staff. Staff is in the process of going through the cards, and responses will be sent. In addition, the cards will be scanned and become an exhibit in the staff report.
2. The Traffic Impact Analysis (TIA) is still under review. The TIA relies in part on the extension of Lakeshore Boulevard east of Pleasant Valley Road. This extension is also part of the East Riverside Corridor regulating plan. Therefore, its construction would be required as part of any redevelopment in the area – zoning or site plan.
3. The footprint for the proposed roadway east of Pleasant Valley Rd includes existing Right of Way (approximately 90 feet in width), as well as existing parkland (approximately 11,000 square feet), before traversing onto private property. Because of the parkland piece, a Chapter 26 process is required (Texas Parks and Wildlife Code, Title 3, Ch. 26); at the earliest, this process will be completed in late May.

4. In the meantime, staff will continue working to complete the TIA memo, which includes calculations based on potential build out of the project, and also depends on the outcome of the Chapter 26.
5. Once these items are completed, staff will consider all input, data, and analysis; make a recommendation; and bring the cases forward to Planning Commission.

If you have any questions about this item, please contact Assistant Director Jerry Rusthoven at (512) 974-3207.