



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: June 8, 2021

Reference: Consider approval of an extension from June 30, 2021 to December 31, 2021, to the Resolution that granted a moratorium from enforcement within the LI, HC, C, R and TC zoned districts from use of property and/or special use permit requirement in order for the property owner to operate a COVID-19 testing facility and/or COVID-19 vaccination site, or combination thereof, a temporary medical facility; providing for the provisions; and providing an effective date; and authorizing the Mayor to sign

2040 Pillars: Foster an Inclusive Community Fabric & Create Business & Innovation Nodes

Executive Summary:

Due to COVID-19, the City placed a moratorium on enforcement of the Zoning Ordinance to allow for an administrative process to review and approve temporary COVID-19 Testing and Vaccination Sites. This would extend that moratorium until December 31, 2021.

Introduction:

In February 2021, the Community Development Department had an inquiry for a COVID-19 drive thru testing operation at 800 S Royal (Park-N-Fly). In this instance, an SUP amendment would have been required. Generally, throughout the rest of the City, a zoning change, Special Use Permit or SUP amendment would have been required within any of the business zoning districts. Under today's Zoning Ordinance, the timing for the applicants to be granted approval would be 60 to 90 days from the submittal date. The approved resolution expedited the approval process to 15 days or less and outlined the parameters needed for review. The approved requirements of the Administrative Site Plan Amendment are as follows:

1. Administrative Site Plan Application,
2. Site Plan,
3. Vehicular Circulation and Stacking Plan,
4. Ensure this will not infringe upon the already approved main use or ancillary uses of the site.
5. Duration of the use and hours of operation,
6. Elevations, details/specifications or rendering of any temporary structures, tents or shelters proposed,
7. Proposed movement control signage,
8. Generator location and specifications,
9. Waste medical and/or biohazard management and disposal plan,

10. Toilets and sinks location and specifications of site elements, and
11. Copy of operating authority from the State of Texas to operate, administrate and conduct COVID-19 testing and vaccination.

Upon approval of the testing or vaccination site, notification is given to the surrounding property owners within 200' from the proposed site.

Analysis:

This moratorium was intended to allow for needed testing and vaccination sites citywide. After the Moratorium was approved, staff administratively approved a testing site at Park-N-Fly (now in operation). Notification to the surrounding property owners within 200' was given. To date, the city has not received any complaints as to the operation. The moratorium was originally proposed to expire on June 30, 2021. This would extend the moratorium until December 31, 2021. The testing or vaccination administrative approval will now be valid until December 31, 2021. At which time, we will evaluate the status and bring forward a recommendation to renew if determined to be appropriate.

Legal Review:

The resolution was drafted by Bob Hager.

Fiscal Impact:

None

Recommendation:

Staff recommends approval of the moratorium extension.

Attachments:

1. Resolution