



**Environmental
Planning
Commission**

**Agenda Number: 07
Project Number: 1000771
Case #: 16EPC-40007
May 12, 2016**

Staff Report

Agent	RBA Architects
Applicant	Brad Allen
Request	Site Development for Building Permit
Legal Description	Tract C Cottonwood Pointe
Location	Between Irving boulevard and Eagle Ranch Road, south of the Calabacillas arroyo
Size	7 acres
Existing Zoning	SU-1 for I-P, C-2 and R-2 uses
Proposed Zoning	Same

Staff Recommendation

DEFERRAL of 1000771 based on the Findings on this page.

**Staff Planner
Maggie Gould, planner**

Summary of Analysis

Staff is recommending a 30 day deferral to the June hearing to allow time for the apploant to complete the required Traffic Impact Study and to allow City Transportation staff time to review the study.

Findings:

1. The case will be deferred to the June 9th, 2016 hearing to allow time for preparation and review of a Traffic Impact Study for the site.
2. The applicant is aware of the deferral and concurs.

City Departments and other interested agencies reviewed this application from 02/29/2016 to 03/11/2016

From: Rick Bennett [mailto:rick@rba81.com]

Sent: Thursday, May 05, 2016 7:54 AM

To: Gould, Maggie S.; Terry Brown

Subject: Re: Eagle Ranch Retail

Hi Maggie,

Because we didn't secure the Traffic Study, we are requesting a 30 day referral.

Thank you,