



**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Lifestyle Communities of Texas for Approval of a Request to Rezone Approximately 31.63 Acres from “PD” – Planned Development District to “RS 45” – Single Family Residential District, Located on the Southeast Corner of Hardin Boulevard and Sorrell Road, and Accompanying Ordinance

**MEETING DATE:** August 21, 2012

**DEPARTMENT:** Planning

**CONTACT:** Michael Quint, Senior Planner

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed rezoning request with the following special ordinance provision:
  1. The subject property shall develop in accordance with Section 146-74 “RS 45” – Single Family Residence District of the Zoning Ordinance, and as amended.

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately 31.63 acres of land, located on the southeast corner of Hardin Boulevard and Sorrell Road from “PD” – Planned Development District to “RS 45” – Single Family Residence District. The applicant has indicated the desire to develop a detached single family residential neighborhood.

**BACKGROUND INFORMATION:**

- See the attached staff report.

**SPECIAL CONSIDERATIONS:**

- See the attached staff report.

**FINANCIAL SUMMARY:**

- See the attached staff report.

**BOARD OR COMMISSION RECOMMENDATION:**

- At the July 24, 2012 Planning and Zoning Commission meeting, the Commission voted to unanimously recommend approval of the proposed rezoning request as recommended by Staff.