



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, Inc., on Behalf of David Huang (Trustee) and Seminole Bloominfive L.P., for Approval of a Request to Rezone Approximately 112.89 Acres from “AG” – Agricultural District to “PD” – Planned Development District, Generally to Allow for Single Family Residential and Commercial Uses, Located on the Southwest Corner of F.M. 543 and State Highway 5 (McDonald Street), and Accompanying Ordinance

MEETING DATE: November 6, 2012

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Alex Glushko, Planner II

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 113 acres of land, located on the southwest corner of F.M. 543 and State Highway 5 (McDonald Street), from “AG” – Agricultural District to “PD” – Planned Development District, to allow for “RS 60” – Single Family Residential (approximately 84 acres), “BN” – Neighborhood Business District (approximately 3 acres), and “C” – Planned Center District (approximately 26 acres) uses. The applicant is proposing a rezoning request that includes the original tract (approximately 65 acres) in addition to the northern adjacent tracts (approximately 48 acres).
- On March 6, 2012, the City Council denied a similar rezoning request for a portion of the subject property by the applicant. With that rezoning request (11-191Z), the applicant was requesting to rezone the south half of the subject property (approximately 65 acres) for single family residential uses.
- Subsequent to that City Council meeting, the applicant submitted a new proposed rezoning request that included 3.62 acres of land for retail uses leaving about 61.6 acres for residential uses. The revised rezoning request was then considered by the Planning and Zoning Commission at the May 22, 2012 meeting where the Commission voted to table the item to the in order to give the

applicant additional time to confer with adjacent property owners. On June 12, 2012 the Planning and Zoning Commission, after no significant discussion, voted unanimously to table the item indefinitely.

- Subsequent to this meeting, the applicant met with the adjacent property owner to discuss their plans for developing their property. It was later determined that the original 65 acres should be included with the adjacent northern 48 acres to comprise a single rezoning request, which is what is currently being proposed by the applicant.

FINANCIAL SUMMARY:

- See attached Staff Report

BOARD OR COMMISSION RECOMMENDATION:

- On October 23, 2012 the Planning and Zoning Commission voted 4-3 to recommend approval of the item per the applicant's request. Commission Members Bush, Kochalka, and Gilmore voted against the motion.