



16-205Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Generally Located Approximately 445 Feet North of Wilmeth Road, on the East Side of Hardin Boulevard, and South of County Road 164 (Future Bloomdale Road)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 9, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 6, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. Use and development of the subject property shall conform to the development standards listed below:
 - a. The subject property designated as "Tract 1," on the proposed zoning exhibit shall follow the development regulations established in "PD" - Planned Development District Ordinance No. 2001-08-094, except as follows:
 - i. A maximum lot coverage shall not be required for tracts designated for single family residential uses.
 - b. The subject property designated as "Tracts 2, 3 and 4," on the proposed zoning exhibit shall follow the development regulations established in "PD" - Planned Development District Ordinance No.

2002-06-069, except as follows:

- i. A maximum lot coverage shall not be required for single family residential uses.

APPLICATION SUBMITTAL DATE: June 27, 2016 (Original Application)
July 18, 2016 (Revised Submittal)
July 25, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 197.109 acres of land, from “PD” - Planned Development District to “PD” - Planned Development District, generally to modify the development standards. More specifically, the proposed rezoning request is to amend the existing zoning (“PD” - Planned Development District Ord. No. 2001-08-094 and “PD” - Planned Development District Ord. 2002-06-069) on the subject property to remove the maximum lot coverage for single family residential uses.

An associated preliminary-final plat (12-206PF) has been approved for the development of the Timber Creek Subdivision.

SUPPORTING MATERIALS:

[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Map \(Module 32\)](#)
[Land Use and Tax Map \(Module 50\)](#)
[Existing PD Ord. No. 2001-08-094](#)
[Existing PD Ord. No. 2002-06-069](#)
[Proposed Zoning Exhibit](#)
[Timber Creek Plat \(Info Only\)](#)
[PowerPoint Presentation](#)