



16-205Z2

**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), and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** September 6, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Brian Lockley, AICP, Director of Planning  
Eleana Galicia, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** 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 Exhibit "B" 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 single family residential uses.
  - b. The subject property designated as "Tracts 2, 3 and 4," on Exhibit "B" 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.

**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.

**BACKGROUND INFORMATION:**

- Please see attached Planning & Zoning Commission Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On August 9, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[08.09.16 PZ Minutes](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Map \(Module 50\)](#)

[Land Use and Tax Map \(Module 32\)](#)

[Existing PD Ord. No. 2001-08-094](#)

[Existing PD Ord. No. 2002-06-069](#)

[Proposed Ordinance](#)

[Proposed Exhibit A-C](#)

[Timber Creek Pre-Final Plat \(Info\)](#)

[PowerPoint Presentation](#)