



14-297Z3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District, “PD” - Planned Development District, and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District, “SO” - Suburban Office District and “CC” - Corridor Commercial Overlay District, Located on the Southeast Corner of Meadow Ranch Road and U.S. Highway 380 (University Drive)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 24, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Danielle Quintanilla, Planner I

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the February 7, 2017 meeting.

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

1. The subject property shall develop in accordance with the rules and regulations of Section 146-112 (“C2” - Local Commercial District), Section 146-109 (“SO” - Suburban Office District) and Section 146-101 (“CC” - Corridor Commercial Overlay District) of the Zoning Ordinance.

APPLICATION SUBMITTAL DATE: October 27, 2014 (Original Application)
November 20, 2014 (Revised Submittal)
December 14, 2016 (Revised Submittal)
January 11, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 4.00 acres of land from “AG” - Agricultural District, “PD” - Planned Development District, and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District, “SO” -

Suburban Office District and “CC” - Corridor Commercial Overlay District, generally for commercial uses.

On December 9, 2014, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the rezoning request indefinitely per the applicant’s request.

On January 10, 2017, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item to the January 24, 2017 Planning and Zoning Commission meeting due to a noticing error. Staff has re-noticed this item accordingly.

Additionally, Staff has received four comments in opposition to this request, as well as a signed petition. The petition has been signed by at least 20 percent of the property owners within 200 feet of the subject property, and as such meets the requirements of a formal petition and will require a favorable vote by a supermajority (6 of 7) of the City Council to be approved.

SUPPORTING MATERIALS:

[PZ Minutes 01.10.pdf](#)

[PZ Minutes 12.9.14](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letters of Opposition](#)

[Written Protest and Map](#)

[Comprehensive Plan Maps](#)

[Fiscal Analysis](#)

[Land Use and Tax Base Summary Map](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 1998-11-63](#)

[Proposed Zoning Exhibit](#)

[PowerPoint Presentation](#)