



16-335Z3

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “REC” - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District to “C3” - Regional Commercial District and “CC” - Corridor Commercial Overlay District, Located on the Northeast Corner of Stacy Road and State Highway 121 (Sam Rayburn Tollway), and Accompanying Ordinance

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

**MEETING DATE:** March 7, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, Director of Planning, AICP, CMP  
Samantha Pickett, Planning Manager  
Melissa Spriegel, Planner I

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed rezoning request.

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately 26.28 acres of land from “PD” - Planned Development District, “REC” - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District to “C3” - Regional Commercial District and “CC” - Corridor Commercial Overlay District, generally for commercial uses.

On January 10, 2017, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item indefinitely per the applicant’s request. Staff has re-noticed this item accordingly.

**BACKGROUND INFORMATION:**

- Please see attached Planning and Zoning Commission meeting Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On February 14, 2017 the Planning and Zoning Commission voted 6-0-0 to recommend approval of the rezoning request.

**SUPPORTING MATERIALS:**

[PZ Minutes 021417](#)

[PZ Minutes 011017](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letter of Support](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 1726](#)

[Ex. PD Ord. No. 1728](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[PowerPoint Presentation](#)