



18-0100Z3

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District, “REC” - Regional Employment Center Overlay District, and “CC” - Corridor Commercial Overlay District to “C3” - Regional Commercial Overlay District and “CC” - Corridor Commercial Overlay District, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of State Highway 121 (Sam Rayburn Tollway), and Accompanying Ordinance (REQUEST TO BE TABLED)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** November 6, 2018

**DEPARTMENT:** Planning

**CONTACT:** Jennifer Arnold, AICP, Interim Director of Planning  
Samantha Pickett, AICP, Planning Manager

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends that the public hearing be continued and the item tabled to the December 04, 2018 Planning and Zoning Commission meeting due to applicant’s request.

**APPLICATION SUBMITTAL DATE:** August 13, 2018 (Original Application)  
September 10, 2018 (Revised Submittal)  
September 14, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 18.29 acres of land from “AG” - Agricultural 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 September 25, 2018, The Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the October 9, 2018 Planning and Zoning

Commission Meeting.

**SUPPORTING MATERIALS:**

[PZ Minutes 09.25.pdf](#)

[PZ Minutes 10.09.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[Presentation](#)