

10-076Z Conduct a Public Hearing to Consider/Discuss/Act on the Request K Hovnanian Homes, on Behalf of J. Baker Corporation, for Approval of a Request to Rezone Approximately 113.36 Acres, from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bloomdale Road and Approximately 750 Feet West of Lake Forest Drive.

Ms. Brooks Wilson gave the staff report and stated that the applicant is requesting to rezone the remaining phases of the Heatherwood subdivision, located generally south of Bloomdale Road and west of Lake Forest Drive. She stated that Staff recommends approval of the proposed rezoning request with the conditions listed in the staff report. Commission Member Feldt asked what size are the proposed lots. Ms. Wilson stated that there are three different options and stated that "RS 84" - Single Family Residence District would be a minimum 8,400 square foot lots. She stated that "RS 72" – Single Family Residence District would be a minimum 7,200 square foot lots and "RS 60" - Single Family Residence District would be a minimum 6,000 square foot lots. Commission Member Feldt asked if it was a mixture of lot sizes. Ms. Wilson answered yes. Commission Member Tate asked about the width of the streets. Ms. Wilson stated that the widths of the streets are not changing. Mr. Eddie Collins, 10,000 North Central Expressway, Suite 900, Dallas, Texas, explained the proposed rezoning request. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Messer, seconded by Commission Member Lingenfelter, the Commission voted 7-0 to

close the public hearing and approve the proposed rezoning request as conditioned in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 7, 2010.