



CITY COUNCIL COMMUNICATION

May 10, 2016

SUBJECT: Hold Public Hearing for Planned Development Case No. 16-01-PD and Consider First and Final Reading of Ordinance No. 2107

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 16-01-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of 16.162 acres in the Adam Bradford Survey, Abstract No. 152, Midway Square Addition Block B, and Part of Lot 2 located at the southeast corner of Midway Drive and Fuller-Wiser Road from Community Business (C-2) zoning district to Planned Development (PD) zoning to allow single family residential, and consider approval of Ordinance No. 2107.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Lennar Homes

Location/Zoning: 16.162 acres located at the southeast corner of Midway Drive and Fuller-Wiser Road. The property is currently zoned Community Business (C-2) district.

Project Description: Lennar Homes is the developer and home builder of four (4) subdivisions within the Riverwalk Planned Development zoning district during the past four (4) years. Due to the strong home sales within these subdivisions, the company has requested the opportunity to increase their largest subdivision, The Dominion at Bear Creek. The subject parcel is located immediately to the west of the existing subdivision. The development proposes sixty-seven (67) single family residential lots and five (5) open space lots.

Zoning – The proposed Planned Development zoning mirrors the original Riverwalk Planned Development ordinance. All of the single-family development and design standards as well as the street, frontage, and lot types will be the same as the existing Riverwalk development.

Lots, Streets and Frontage Types – The lot type for the subdivision will be a R5 front-garage loaded product. Streets will be the R1 residential street widths with a minimum of twenty-eight (28') feet of pavement.

Infrastructure and Architectural Standards – The standards are the same as originally approved for the Riverwalk Planned Development including: the usage of reclaimed water for community open space irrigation; an assessment of \$1,000.00 per lot collected at the time the building permit issued; and, the single-family architectural standards.

Staff recommends approval of the Planned Development Ordinance. The Planning and Zoning Commission held a public hearing on April 5, 2016 to consider a recommendation on this item. A representative of the commercially zoned property to the south of this development spoke at the public hearing regarding potential detrimental development opportunities for the adjacent property. In consideration of the comments presented at the public hearing, City Staff have worked with the developer, Lennar Homes, to modify the draft ordinance and subsequent site plan and preliminary plat. The modifications to the site plan and the preliminary plat have been presented to the Planning and Zoning Commission. The modification details that the southern one hundred (100') feet of property extending north from the southern boundary line will be designated as non-residential open-space. The remaining property, similar to the other phases of Dominion will be the Subzone T4a for single-family residential. The designation of the non-residential open space will show that the property is not developable as residential, and is not available for commercial development. The designation of the property as non-residential open space will not incur the detrimental condition of the Community Business (C-2) district zoning which sets height restriction setback distances on commercial property adjacent to residentially zoned property. The P&Z Commission voted to recommend approval of the planned development zoning.

SUPPORTING DOCUMENTS:

- Ordinance No. 2107
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office