

Legislation Details (With Text)

**File #:** 2369      **Version:** 1      **Name:** 11-15Z2 Singer Ranch (zoning)  
**Type:** Public Hearing      **Status:** Passed  
**File created:** 11/21/2015      **In control:** City Council  
**On agenda:** 12/1/2015      **Final action:** 12/1/2015  
**Title:** Hold A Public Hearing And Consider An Ordinance To Establish A New Planned Development District For The (SF-5/12) Single Family Residential District On An Approximately 94.4-Acre Tract Of Land Located On The East Side Of Old Denton Road North Of Indian Creek; Amending Accordingly The Official Zoning Map. The Site Is Currently Zoned For The (LI) Light Industrial District. Case No 11-15Z2 Singer Ranch (zoning)/Bright Realty, LLC. Case Coordinator: Christopher Barton.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Result Sheet, 2. Case Report, 3. Applicants Information, 4. PZ Minutes, 5. Supplementary Info - HOA, 6. Supplmentary Info - Design Guidelines

Date	Ver.	Action By	Action	Result
12/1/2015	1	City Council	approved	Pass

**CC MEETING: December 1, 2015**

**DATE:** November 21, 2015

**TO:** Leonard Martin, City Manager

**FROM:** Christopher Barton, Chief Planner

**Hold A Public Hearing And Consider An Ordinance To Establish A New Planned Development District For The (SF-5/12) Single Family Residential District On An Approximately 94.4-Acre Tract Of Land Located On The East Side Of Old Denton Road North Of Indian Creek; Amending Accordingly The Official Zoning Map. The Site Is Currently Zoned For The (LI) Light Industrial District. Case No 11-15Z2 Singer Ranch (zoning)/Bright Realty, LLC. Case Coordinator: Christopher Barton.**

**BACKGROUND:**

This is a request for approval of a change in zoning from the (LI) Light Industrial District to a new planned development for the (SF-5/12) Single-Family Residential District with modified development standards. The approximately 94.4-acre site is located on the east side of Old Denton Road, north of Indian Creek.

A companion case to amend the Comprehensive Plan and land use map for the subject tract from light industrial uses to single-family detached uses is also on this agenda.

**STAFF RECOMMENDATION/ACTION DESIRED:**

On November 5, 2015 the Planning & Zoning Commission recommended **APPROVAL** with stipulations. Note that no ordinance is attached to this case report. Upon receiving direction from City Council regarding the elements to be incorporated into the zoning, staff will bring back an ordinance for ratification on January 5,

2015. The applicant is aware of this schedule and agrees to it. Although no public opposition has been received, because the action of the Commission was not unanimous, this item is being placed on the Public Hearing - Individual Consideration portion of the agenda.