

Legislation Text

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**CC MEETING:** May 5, 2015

**DATE:** April 14, 2015

**TO:** Leonard Martin, City Manager

**FROM:** Christopher Barton, Chief Planner

Hold A Public Hearing And Consider An **Ordinance To Rezone To Amend Planned Development District 54 To Remove An Approximately 17.5-Acre Tract And To Amend Planned Development District 148 To Remove An Approximately 20.6-Acre Tract And To Establish A New Planned Development District For The (O-4) Office District With Modified Development Standards And To Allow The Additional Use Of Multi-Family Residential Uses On An Approximately 38.1-Acre Tract Of Land Located On The East Side Of Midway Road Between International Parkway And Park Boulevard; Amending Accordingly The Official Zoning Map. The Site Is Currently Zoned PD-54 For The (HC) Heavy Commercial District And PD-148 For The (HC) Heavy Commercial District With SUP 277 For Required Parking On A Lot Separate From The Main Use. Case No 02-15Z1 RP at Park/Billingsley Development Corp. Case Coordinator: Christopher Barton.**

**BACKGROUND:**

This is a request for approval of a new planned development district to allow for a mix of office, multi-family residential and local retail uses, largely on an undeveloped tract on the east side of Midway Road between Park Boulevard and International Parkway. As part of this case the developed portions of the area will be rezoned to reflect actual development patterns.

On February 25, 2015 the Planning & Zoning Commission continued this case to the March 5, 2015 meeting to allow the applicant to investigate modifications to the proposal in response to comments made by residents of the Air Park Estates area (in unincorporated Collin County).

On March 5, 2015 the Planning & Zoning Commission continued this case to the April 2, 2015 meeting to allow the applicant to investigate further modifications to the proposal in response to comments made by residents of the Air Park Estates area.

On April 2, 2015, the Planning & Zoning Commission recommended **APPROVAL** of the case with staff stipulations. The attached ordinance reflects the action of the Commission. Although the action of the Commission was unanimous, public opposition has been received. Therefore this item is being placed on the Public Hearing - Individual Consideration portion of the agenda.

**STAFF RECOMMENDATION/ACTION DESIRED:**

On April 2, 2015 the Planning & Zoning Commission recommended **APPROVAL** with staff stipulations.