

Legislation Text

File #: 3136, **Version:** 1

CC MEETING: February 28, 2017

DATE: February 17, 2017

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, Chief Planner

Hold A Public Hearing And Consider An Ordinance Establishing Zoning On A Proposed 144.13-Acre Annexation Tract Located Near The Northwest Corner Of The Intersection Of Parker Road/FM 544 And Josey Lane; Proposing Establishment Of A (PD) Planned Development District To Allow For The (SF-5/12) Single-Family Detached Residential And (MF-18) Multi-Family Residential Districts With Development Standards; Amending The Official Zoning Map Accordingly. Case No. 02-17Z2 Castle Hills 10 - Clem Tract (Zoning).

BACKGROUND:

This is a request to establish the zoning on a proposed annexation tract of 144.13-acres to a Planned Development District (PD) for the (SF-5/12) Single-Family Residential and (MF-18) Multi-Family Residential Districts with development standards.

A companion case on this agenda (Case No. 01-17MD1 Castle Hills-Clem Tract (Annexation) is an ordinance annexing the property into the city. A companion request to amend the Comprehensive Plan and Future Land Use Map is also on this agenda (Case No. 02-17MD2 Castle Hills Ph. 10 (Comp-Plan)). Approval of the annexation and Comprehensive Plan amendment are required prior to City Council approval of the zoning request.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current or future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

On February 2, 2017 the Planning and Zoning Commission recommended **APPROVAL** of the zoning request with a 7-1 vote.

No public comments were received by staff. However, this item is being placed on the Public Hearing - Individual Consideration portion of the agenda, as the Commission's vote was not unanimous. The Commission did not change staff-recommended development regulations for the planned development. Therefore, the attached ordinance reflects the action of the Commission and staff recommendations.