

## Legislation Text

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**File #:** 4479, **Version:** 1

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**CC MEETING:** September 10, 2019

**DATE:** September 3, 2019

**TO:** Erin Rinehart, City Manager

**FROM:** Loren Shapiro, AICP, Planning Manager

**Hold A Public Hearing And Consider An Ordinance Amending the Zoning On An Approximately 34-Acre Tract Zoned Single-Family (SF-7/14) And Located On The North Side Of Hebron Parkway Between Arbor Creek And The Burlington Northern Santa Fe Railroad To Establish A Planned Development District And Repeal Special Use Permit No. 272 To Allow For A Pre-School With A Day Care And An Elementary And Secondary School; Amending The Official Zoning Map Accordingly. Case No. PLZ2019-71 First United Methodist Church.**

**BACKGROUND:**

This is a request to establish a planned development (PD) district to allow for a private pre-school with day care, and an elementary and secondary school. A public/charter school would also be allowed by this PD without needing a separate technical site plan should it conform to the traffic circulation and number of students allowed by this PD.

The proposed amendment would repeal the current special use permit (SUP-272), which allows a private school. The current requirements adopted with SUP-272, including lighting and landscaping, would be incorporated within the proposed PD development standards with an updated traffic mitigation and circulation plan. The number of students allowed on-site is not changing from the current maximum of 779.

**STAFF RECOMMENDATION/ACTION DESIRED:**

On August 1, 2019 the Planning and Zoning Commission unanimously recommended **APPROVAL** of the request. There were several public comments received and presented at the public hearing, both in support of and in opposition to the request.

Staff recommends approval with stipulations and adoption of the proposed ordinance.