

## Legislation Text

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**File #:** 4661, **Version:** 1

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**CC MEETING:** February 4, 2020

**DATE:** January 27, 2020

**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 4.5-Acre Tract Zoned PD-123 For The (LR-2) Local Retail District And Located On The Northeast Corner Of Sam Rayburn Tollway (State Highway 121) And Creek Valley Boulevard To Amend Planned Development District 123 To Amend Conceptual Plans And Modifying Development Standards To Allow A Continuing Care Retirement Community And Assisted Living Facility For The Elderly; Amending The Official Zoning Map Accordingly.** Case No. PLZ 20-1X2 Heritage At Creek Valley.

**BACKGROUND:**

This is a request to amend Planned Development 123 (PD-123) for the (LR-2) Local Retail District to change the conceptual site and landscaping plans and building elevations, and modify the development regulations for a continuing care retirement community and assisted living facility for the elderly.

In 2014 City Council approved an amendment to PD-123 to allow a continuing care retirement community and assisted living facility for the elderly with development regulations, a conceptual site and landscaping plan, and building elevations on the property. The facility was never built (Referenced as Tract H on the approved PD-123).

**FINANCIAL IMPLICATIONS:**

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

**STAFF RECOMMENDATION/ACTION DESIRED:**

On January 2, 2020 the Planning and Zoning Commission unanimously recommended **APPROVAL** of the request. The attached ordinance reflects the action of the Commission. Staff recommends approval and adoption of the ordinance.