



Legislation Details (With Text)

File #: ZC-18-05a **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 5/31/2018 **In control:** Planning and Zoning Commission
On agenda: 6/12/2018 **Final action:**
Title: ZC-18-05 (Mystic Canyon) Consider a request by Jim Ladner, on behalf of Michael Moffitt, for a zoning change from "FD" Future Development to "SF-6" Single Family for approximately 56.6098 acres, more or less, out of the Benjamin White Survey, John Williams Survey, and T.H.W. Survey located west of Old Ranch Road 12. (T. Carpenter)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-18-05 Notification Map, 2. ZC-18-05 Aerial, 3. ZC-18-05 Staff Report, 4. ZC-18-05 Comp Plan Analysis Checklist, 5. ZC-18-05 Survey, 6. ZC-18-05 Application, 7. Petition and Map.pdf, 8. ZC-18-05 P&Z Presentation

Date	Ver.	Action By	Action	Result
6/12/2018	1	Planning and Zoning Commission	denied	Fail

AGENDA CAPTION:

ZC-18-05 (Mystic Canyon) Consider a request by Jim Ladner, on behalf of Michael Moffitt, for a zoning change from "FD" Future Development to "SF-6" Single Family for approximately 56.6098 acres, more or less, out of the Benjamin White Survey, John Williams Survey, and T.H.W. Survey located west of Old Ranch Road 12. (T. Carpenter)

Meeting date: June 12, 2018

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

Master Plan: : N/A

Background Information:

The subject property consists of approximately 56.6098 acres located northwest of the previously developed Majestic Estates Subdivision, which is also known as the Franklin Square, Castle Forrest, and Bishop Crossing neighborhoods. The property is currently vacant aside from two detention ponds.

If developed, the site would be accessed via Meadow View Drive and Stonehaven which dead-end into the subject property. A road connection to Old Ranch Road 12 will likely be required to meet fire code. The applicant has stated that he has secured the property in order to make this connection.

Council Committee, Board/Commission Action:

The Planning & Zoning Commission first heard this request at their May 8, 2018 meeting. After hearing concerns from nearby property owners, the Commission voted to postpone this request to the June 12 meeting to allow the applicant to discuss their request with the neighborhood. The applicant has since met with the Neighborhood Commission and CONA regarding his request.

Alternatives:

Recommendation:

Staff provides this information with recommendation of **approval** for the zoning change request.