



Legislation Details (With Text)

File #: #21-387 **Version:** 1 **Name:**

Type: Action Item **Status:** Reported to Council

File created: 4/27/2021 **In control:** Planning and Zoning Commission

On agenda: 5/11/2021 **Final action:**

Title: ZC-21-08 (parcHAUS) Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of Lowman Ranch, Ltd, for a Zoning Change from General Commercial (GC) and Future Development (FD) to Character District 4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 29.66 acres out of the Edward Burleson Survey, Abstract No. 63, generally located 300 feet west of the of the Centerpoint Rd and Center Point Ct. intersection (W. Rugeley).

Sponsors: Will Rugeley

Indexes:

Code sections:

Attachments: 1. ZC-21-08 Staff Report, 2. ZC-21-08 Maps, 3. ZC-21-08 Personal Notification Letter, 4. ZC-21-08 Code Comparison, 5. ZC-21-08 Comp Plan Checklist, 6. ZC-21-08 Application Documents, 7. ZC-21-08 P&Z Presentation

Date	Ver.	Action By	Action	Result
5/11/2021	1	Planning and Zoning Commission	recommended for approval	Pass

AGENDA CAPTION:

ZC-21-08 (parcHAUS) Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of Lowman Ranch, Ltd, for a Zoning Change from General Commercial (GC) and Future Development (FD) to Character District 4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 29.66 acres out of the Edward Burleson Survey, Abstract No. 63, generally located 300 feet west of the of the Centerpoint Rd and Center Point Ct. intersection (W. Rugeley).

Meeting date: May 11, 2021

Department: Planning & 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: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

N/A

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 - Choose an item.
- ☐ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

ZC-21-08 is associated with Zoning Cases ZC-21-06 and ZC-21-07 of which all 3 cases seek to entitle a townhouse development pursuant to the CD-1, CD-4, and CD-5 Zoning District Regulations. The 29.66 acres associated with this zoning case is intended to be the first phase developed for 290 multifamily townhomes. Its southern half is subject to annexation of which an application has been submitted and scheduled for Council consideration on 5/4, 6/1, and 6/15/2021.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development and “GC” General Commercial to “CD-4” Character District - 4.

