



Legislation Text

File #: Ord. 2017-63, **Version:** 1

AGENDA CAPTION:

7:00PM Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2017-63, amending the Official Zoning Map of the City by rezoning 20.246 acres of land, more or less, out of the John Williams Survey, Abstract 471, located at 3200 Hunter Road from “P” Public and Institutional District to “PDD” Planned Development District with a base zoning classification of Mixed Use “MU”; including procedural provisions; and providing for penalties; and consider approval of Ordinance 2017-63, on the first of two readings.

Meeting date: November 21, 2017 - Public Hearing & 1st Reading
December 5, 2017 - 2nd Reading

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL: Beautify and Enhance the Quality of Place, Economic Development

COMPREHENSIVE PLAN ELEMENT(s): An Enhanced and Diverse Local Economic Environment that is Prosperous, Efficient, and Provides Improved Opportunities to Residents (*Economic Development, Goal 4*), Direct Growth Compatible with Surrounding Uses (*Land Use, Goal 1*), Diversified Housing Options to Serve Citizens with Varying Needs and Interests (*Neighborhoods and Housing, Goal 3*), A Multimodal Transportation Network to Improve Accessibility and Mobility, and Minimize Congestion and Reduce Pollution (*Transportation, Goal 2*).

BACKGROUND:

The subject property consists of approximately 20.246 acres, more or less located at the intersection of McCarty Lane and Hunter Road. Surrounding uses include the First Baptist Church, and uses located outside the City Limits including the Quarry Springs Neighborhood, Texas State University’s Star Park, and a single family homes.

The site is identified as *Area of Stability - New Development* on the Preferred Scenario Map as the property is greater than 20 acres. The property is currently zoned “P” Public and Institutional and the applicant is requesting a zoning change to “PDD” with a base zoning of “MU” Mixed Use. This application does not require a Preferred Scenario Amendment (PSA) as Mixed Use “MU” and Planned Development District “PDD” is allowed within an *Area of Stability - New Development* area.

The proposed PDD with Mixed Use zoning would allow a variety of uses which align with the needs of the Continuing Care Retirement Community (CCRC) including, professional office, independent living homes and apartments, assisted living, nursing and hospice care facilities, adult day care, and various associated accessory uses. The Halcyon PDD consists of a variety of proposed land uses and staff worked with the applicant to create a PDD document that is a hybrid of standards from the City's Land Development Code as well as the proposed CodeSMTX.

The applicant expressed concerns with the block standards and vehicular access requirements outlined in the PDD standards. These concerns are discussed in the attached letter from the applicant. At their October 24, 2017 Planning and Zoning Commission (P&Z) Meeting, the Commission recommended approval of the PDD with the condition that the PDD exclude the interior public roads and block perimeter requirements. The City Council packet includes both a copy of the PDD as submitted by staff and a copy reflecting the recommended by P&Z. Also included is a comprehensive Code Comparison Table reflecting the PDD standards as proposed by staff and the P&Z.

Staff provides this request to the Council with a recommendation of **approval as submitted by staff.**