

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2012

AGENDA PUBLIC HEARING ITEM: #14-Z121003, Zoning Change, Mira Lagos D (City Council District 6).

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Zoning Change from Agriculture (A) District to Planned Development 271B (PD-271B) District for single family residences on 5.8 acres. The subject property is zoned Agriculture (A) District and is generally located west of Lake Ridge Parkway on the south side of England Parkway. The property is in the Lake Ridge Parkway Overlay District. The owner is First Texas Homes, Keith Hardesty and the applicant is Daniel Dewey, JBI Partners.

Mrs. Elliott stated the Future Land Use Map of the 2010 Comprehensive Plan designates this area for Low Density Residential (LDR) uses. According to the Comprehensive Plan, Low Density Residential uses allow zero to six dwelling units per acre. The Planned Development (PD) zoning district is an appropriate zoning designation for regulating this use. In addition, the proposed Preliminary Plat provides about 250 units for 72.3 acres. This calculates to about 3.46 units per acre. Thus, the proposed use is in conformance with the 2010 Comprehensive Plan.

Mrs. Elliott stated the 5.8 acres parcel is surrounded on three sides by Planned Development 271A (PD-271A) District for single family detached uses. PD-271A was approved by City Council on November 5, 2002. The owner of the subject property was not ready to sell the property at the time that the surrounding properties were rezoned. The proposed ordinance for PD-271B duplicates the original ordinance for PD-271A. The design and location of single family detached residential lots, drainage areas and open spaces shall substantially conform to the original Concept Plan, which will be incorporated into the proposed PD ordinance.

Mrs. Elliott stated the Development Review Committee recommends approval of this request Planned Development 271B (PD-271B) District for a single family residential subdivision in accordance with all Unified Development Code requirements.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Tom Juhn with JBI Partners, 16301 Quorum Drive, #2003, Addison, TX was present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Philipp moved to close the public hearing and recommend approval of case Z121003 for a Planned Development 271B (PD-271B) District for a single family residential subdivision as presented by staff. The action and vote being recorded as follows:

Motion: Philipp

Second: Moser

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**