



Legislation Text

File #: ORD-3857, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3857 for a zoning amendment for mixed-use development on approximately 10.18 acres located at 1960 LBJ Freeway within the Planned Development District No. 99 (PD-99) zoning district; and take appropriate action.

BACKGROUND:

The applicant, Chris Zielke, Centurion American, requests to amend Planned Development District No. 99 (PD-99) for a mixed-use development known as “Mercer Boardwalk.” The original detailed site plan depicting five restaurant and retail buildings was approved by the City Council on December 10, 2019 (Res. 2019-182). A subsequent site plan amendment was approved on January 5, 2021 (Res. 2021-004). Phase One construction is now complete (Buildings 3, 4, and 5), and the developer proposes to modify plans for Phase Two with this request.

Specifically, the applicant proposes developing Building 1 as a new pickleball entertainment complex with 12 outdoor courts and an indoor bar and restaurant. Building 2 is proposed as an indoor event center for private and corporate events, and a new pad site-building (Building 6) is proposed with half of the building dedicated to restaurant use and a secondary suite for office or retail use.

The subject site is located within the “Urban Commerce” subdistrict of PD-99, which allows restaurant, retail, and indoor commercial amusement uses by right. To accommodate the proposed development, the applicant proposes adding Event Center and Outdoor Commercial Amusement uses to PD-99.

In addition, the applicant proposes to install an approximately 50-foot-tall LED sign adjacent to LBJ Freeway (I-635), rather than the 36-foot-tall multi-tenant pylon sign approved with the previous detailed site plan. Animated or electronic signage is currently prohibited within PD-99. Several other deviations from PD-99 standards are requested, as described in this report, including certain special exceptions approved with the previous detailed site plan.

FISCAL IMPACT:

No Financial Impact

DISTRICT:

District 3

RECOMMENDATION:

On April 8, 2024, the Planning and Zoning Commission considered this request and recommended approval by vote of five (5) in favor to one (1) opposed.

POSSIBLE COUNCIL ACTION:

1. I move to approve Ordinance No. 3857 as presented.
2. I move to approve Ordinance No. 3857, with modifications.
3. I move to deny Ordinance No. 3857

4. I move to table the issue for further study or take no action.

ATTACHMENT(S):

1. Information Memorandum
2. Ordinance No. 3857
3. Plans and Parking Analysis
4. Additional Documents
5. Staff Presentation