



Legislation Details (With Text)

File #: 18-ZA-14 **Version:** 1

Type: Zoning Amendment **Status:** Public Hearing

File created: 1/24/2019 **In control:** Planning and Zoning Commission

On agenda: 1/28/2019 **Final action:**

Title: Conduct a public hearing and consider the request to rezone approximately 32.3 acres generally located at the northeast corner of Webb Chapel Road and IH-635/LBJ Freeway and extending northward generally along Medical Parkway North and Myra Lane, from Planned Development District No. 18 (PD-18) and One-family Residential District-6 (R-6) to Planned Development District No. 18 (PD-18), including amending the Planned Development District No. 18 (PD-18) standards to allow independent senior living as an additional permitted use and establishing related development standards; and take appropriate action.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Location Map, 3. Staff Report, 4. Proposed PD-18 Ordinance, 5. Proposed Zoning Subdistricts, 6. Conceptual Site Plan, 7. Conceptual Landscape Plan, 8. Building Elevations - Building A (for informational purposes), 9. Building Elevations - Building B (for informational purposes), 10. Myra Lane Sidewalk Exhibit, 11. Site Photographs, 12. Notification Map, 13. Summary of Notifications, 14. Response Letter Received

Date	Ver.	Action By	Action	Result
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Conduct a public hearing and consider the request to rezone approximately 32.3 acres generally located at the northeast corner of Webb Chapel Road and IH-635/LBJ Freeway and extending northward generally along Medical Parkway North and Myra Lane, from Planned Development District No. 18 (PD-18) and One-family Residential District-6 (R-6) to Planned Development District No. 18 (PD-18), including amending the Planned Development District No. 18 (PD-18) standards to allow independent senior living as an additional permitted use and establishing related development standards; and take appropriate action.

BACKGROUND:

The applicant, Winstead PC, is requesting to rezone approximately 32.3 acres from Planned Development District No. 18 (PD-18) and One-family Residential District-6 (R-6) to Planned Development District No. 18 (PD-18), in order to allow for independent senior living uses to be developed on approximately 9.4 acres, located on the eastern portion of the subject property. The subject property is generally located at the northeast corner of Webb Chapel Road and LBJ Freeway, and extends northward generally along Medical Parkway North and Myra Lane.

The independent senior living uses are proposed to be located within: a 4-story building (67 units) with surface parking along LBJ Freeway and east of Medical Parkway North; a 5-story building (239 units) with structured parking to the east of Medical Parkway North; and four single-family lots with frontage to Myra Lane. The existing hospital and medical office buildings will remain unchanged.

RECOMMENDATION:

Staff recommends approval of the zoning amendment.

ACTIONS:

1. Motion to recommend approval of the zoning amendment.
2. Motion to recommend approval of the zoning amendment with the following modifications...
3. Motion to recommend denial.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

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11. Site Photographs
12. Notification Map
13. Summary of Mailed Notices
14. Response Letter(s) Received