



## Legislation Details (With Text)

<b>File #:</b>	18-ZA-08	<b>Version:</b>	1
<b>Type:</b>	Zoning Amendment	<b>Status:</b>	Public Hearing
<b>File created:</b>	7/4/2019	<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	7/8/2019	<b>Final action:</b>	
<b>Title:</b>	Conduct a public hearing and consider the request to amend Planned Development No. 99 (PD-99), approximately 247.4 acres located generally on the south side of Valley View Lane, east and west of Luna Road, and approximately 19.5 acres located on the south side of LBJ Freeway, approximately 1,070 feet east of Luna Road, including amending Article III. Use and Building Envelope Standards, Article VIII. Administration, and Appendices, as it relates to development performance standards and uses; and take appropriate action.		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Aerial Map, 2. Location Map, 3. Staff Report.pdf, 4. CADG Mercer Crossing Development Agreement/PD-99 Proposed Changes Summary, 5. Proposed Appendix J - Development Phasing Map, 6. Proposed PD-99 Adopting Ordinance (including new and revised Appendices), 7. Proposed PD-99 Ordinance Amendments (strike-through/edited version), 8. Proposed Detailed Site Plan - Boardwalk Tract (for informational purposes only), 9. Notification Map, 10. Summary of Mailed Notices		

Date	Ver.	Action By	Action	Result
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**Conduct a public hearing and consider the request to amend Planned Development No. 99 (PD-99), approximately 247.4 acres located generally on the south side of Valley View Lane, east and west of Luna Road, and approximately 19.5 acres located on the south side of LBJ Freeway, approximately 1,070 feet east of Luna Road, including amending Article III. Use and Building Envelope Standards, Article VIII. Administration, and Appendices, as it relates to development performance standards and uses; and take appropriate action.**

### BACKGROUND:

The applicant is requesting to amend the Planned Development No. 99 (PD-99) zoning district as it relates to development performance standards and uses, including providing for completion of certain development performance obligations by the applicant, prior to the issuance of specified single-family residential building permit threshold requirements.

Due to delays incurred by the applicant in relation to their lake site dredging project (south of LBJ Freeway and east of Luna Road), the applicant is requesting to modify the PD-99 zoning district in order to delay certain development performance obligations to be completed before issuance of the 451<sup>st</sup> and 600<sup>th</sup> single-family residential permits instead of before the 301<sup>st</sup> permit issuance, as well as not construct a full service hotel on the Boardwalk tract (south of LBJ Freeway) nor the 25,000 square feet of retail/restaurant uses at the southeast corner of Valley View Lane and Luna Road.

As of June 30, 2019, the City has issued 281 single-family residential building permits. Additionally, there are 13 single-family residential permit applications pending review.

**RECOMMENDATION:**

Staff recommends approval of the proposed Zoning request.

**ACTIONS:**

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

**ATTACHMENTS:**

1. Aerial Map
2. Locator Map
3. Staff Report
4. CADG Mercer Crossing Development Agreement/PD-99 Proposed Changes Summary
5. Proposed Appendix J - Development Phasing Map
6. Proposed PD-99 Adopting Ordinance (including new and revised Appendices)
7. Proposed PD-99 Ordinance Amendments (strike-through/edited version)
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