



Legislation Text

File #: ORD-3429, Version: 1

Conduct a public hearing and consider approving Ordinance No. 3429 to amend Planned Development District No. 99 (PD-99) revising the Conceptual Site Plan, adding the Mercer Crossing Development Guidelines, allowing the Amenity Center as a permitted use as a required element within the Phasing Plan; and take appropriate action.

BACKGROUND:

PD-99 is divided into two (2) Tracts. Tract 1 consists of approximately 248 acres and is generally located along both sides of Luna Road south of Valley View Lane. Tract 2 consists of approximately 20 acres and is located approximately 1,100 feet east of the intersection of Luna Road and the eastbound frontage road of LBJ Freeway (I-635).

The proposed amendment to Planned Development No. 99 includes the following:

1. Amending Appendixes A, B, C, G, H, and J and any other sections of the PD 99 regulations to remove references to a potential school site west of Luna Road and replacing with the area with 31 additional lots for single family detached residences.
2. Incorporating the Mercer Crossing Development Guidelines (also known as the Pattern Book) setting forth the design guidelines for property within PD 99.
3. Amend Article III.B. and Article III.C. to provide that the property may be used for an Amenity Center as a permitted use without requiring approval of a specific use permit.
4. Amend Article VIII - Administration to establish date or event by which the Amenity Center must be constructed in association with the nonresidential development requirements outlined within Section VIII (F) and illustrated on Appendix J.
5. Delete Article II.B.6 and Appendix D relating to building restrictions within the area of a gas well drilling site that has been released.

RECOMMENDATION:

On February 13th 2017, the Planning and Zoning Commission voted unanimously to recommend approval of the zoning amendment to PD-99 as described in Ordinance No. 3429.

ACTIONS:

1. Motion to recommend Approval of Ordinance No. 3429 as outlined and presented at this meeting.
2. Motion to recommend Approval of Ordinance No. 3429 with the following modifications ...
3. Motion to continue discussions of this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Ordinance No. 3429
5. Current PD-99 Conceptual Plan
6. Proposed PD-99 Conceptual Plan
7. Verwood Site Plan