



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 12/08/20  
Second Reading Ordinance for the City Council Meeting 12/15/20

**DATE:** October 28, 2020  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 702 South Navigation Boulevard

### **CAPTION:**

Zoning Case No. 0920-02, GMG Partners, LP.: (District 3) Ordinance rezoning property at or near 702 South Navigation Boulevard from the "IL/SP" Light Industrial District with a Special Permit to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development.

### **SUMMARY:**

The purpose of the zoning request is to allow for the development of a master planned Single-Family Residential Community to be developed in a two-phase development consisting of 277 single-family residential units, a community center and recreational area, five parks, and multiple open areas.

### **BACKGROUND AND FINDINGS:**

The subject property is 39.129 acres in size. The subject property is currently zoned "IL/SP" Light Industrial District with a Special Permit. The subject property is the site of a former burrow pit for the excavation of sand and other materials. The excavation use was granted by Special Permit in 2015. One of the conditions of the Special Permit is the site must be restored to its original condition prior to the excavation use. The City has monitored through multiple excavation permits that the operation follows all TCEQ guidelines. The restoration of the site is going through a similar process, including soil samples and engineering, to ensure it is safe for a single-family subdivision. The proposed use is a master planned Single-Family Residential Community to be developed in a two-phase development consisting of 277 single-family residential units, a community center and recreational area, five parks, and multiple open areas.

### **Conformity to City Policy**

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not have a negative impact upon the adjacent properties, and is compatible with the Future Land Use map. The property is designated as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre. The

proposed PUD is set as approximately 7.08 units per acre and is therefore in compliance with the future land use designation. The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable.

**Public Input Process**

Number of Notices Mailed  
11 within 200-foot notification area  
5 outside notification area

*As of September 25, 2020:*

In Favor	In Opposition
0 inside notification area	6 inside notification area
0 outside notification area	0 outside notification area

Totaling 28.08% of the land within the 200-foot notification area in opposition.

**Commission Recommendation**

Planning Commission recommended approval of the change of zoning from the “IL/SP” Light Industrial District with a Special Permit to the “RS-4.5/PUD” Single-Family 4.5 District and Planned Unit Development Overlay with conditions on September 30, 2020.

**ALTERNATIVES:**

1. Denial of the change of zoning from the “IL/SP” Light Industrial District with a Special Permit to the “RS-4.5/PUD” Single-Family 4.5 District and Planned Unit Development Overlay.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “IL/SP” Light Industrial District with a Special Permit to the “RS-4.5/PUD” Single-Family 4.5 District and Planned Unit Development Overlay with conditions with following vote count.

*Vote Count:*

For:	9
Opposed:	0
Absent:	0
Abstained:	0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report