



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** February 3, 2021

**PREPARED BY:** Walter E. Reeves Jr., AICP, Development Services Director

**AGENDA CONTENT:** Conduct a public hearing and possible action on an ordinance amending Ordinance No. 20210810-008 Exhibit "B" Property Phases/Sections and Exhibit "C" Development Standards and District Regulations for the Austin Colony Planned Development Overlay District.

**AGENDA ITEM SECTION:** Public Hearing

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**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

This is a request to amend Ordinance No. 20210810-0086, Exhibit "B" Property Phases/Section and Exhibit "C" Development Standards and District Regulations for the Austin Colony Planned Development Overlay District. The subject property consists of 164.50 acres (Attachment 1) and will be the location of a proposed residential development that currently consists of 533 residential lots.

The approved land plan (Attachment 2) showed the construction of Austin Colony Boulevard north from CR 44 to the extension of Tigner Street and the extension of Tigner Street from its current stub out behind Walmart as part of the first phase of the project. The amendments to the phasing of Exhibit "B" is because the developer believes construction of the two roads is too costly at this time and proposes an amended land plan with different phasing (Attachment 3). As part of the proposed amended land plan, if approved, the project would consist of 540 residential lots. The increase would result in seven additional lots being 60 feet wide.

Staff has reviewed the proposed amended land plan and has identified two issues:

1. As proposed Sections 1, 1A, and 2 would be constructed without a connection being made between Austin Colony Boulevard and Tigner Street. Those three sections would have 208 residential lots that would have to meander through those sections to achieve access to south, and to a more limited extent, to the west. Emergency vehicles would have the same issue.
2. The final section of Tigner Street is proposed to be constructed with the second to last section of the project. As Tigner Street is identified on the City's Mobility Plan (Attachment 4) staff feels it should be completed as part of Section 3 (Attachment 5).
3. The amendment to Exhibit "C" would be to add the additional phases and adjust the lot table.

The amendment to Exhibit "C" would be to add the additional phases and adjust the lot table. Attached is draft ordinance.

**RECOMMENDATION:**

Staff recommends approval of the proposed amendment to Ordinance 20210810-008 Exhibits "B" and "C" subject to the condition that the land plan is revised to reflect the phasing as proposed in Attachment 4.

**SUGGESTED MOTION:**

I move we recommend approval of the proposed amendment to Ordinance 20210810-008 Exhibits "B" and "C" subject to the condition that the land plan is revised to reflect the phasing as proposed in Attachment 4.