



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 22, 2022

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

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" are because the developer believes construction of the two roads is too costly at this time and originally proposed 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 identified the following 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).

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

The Planning and Zoning Commission held a public hearing on February 3, 2022, and by a vote of 6 in-favor/0 opposed/1 absent recommended approval of the proposed amendment to Ordinance 20210810-008 Exhibits "B" and "C" subject to the following conditions:

1. That the land plan is revised to reflect the phasing as proposed in Attachment 5.
2. That "cedar" is removed from Exhibit "C" #5 Fencing.

The developer agreed with the Planning and Zoning Commission recommendation and Attachment 5 is the proposed land plan and the word "cedar" has been removed from Exhibit "C" #5 Fencing.

RECOMMENDATION:

Staff concurs with the recommendation of the Planning & Zoning Commission.

SUGGESTED MOTION:

I move we approve the proposed amendment to Ordinance 20210810-008 Exhibits "B" and "C" as presented.