
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: June 13, 2023

SUBJECT:

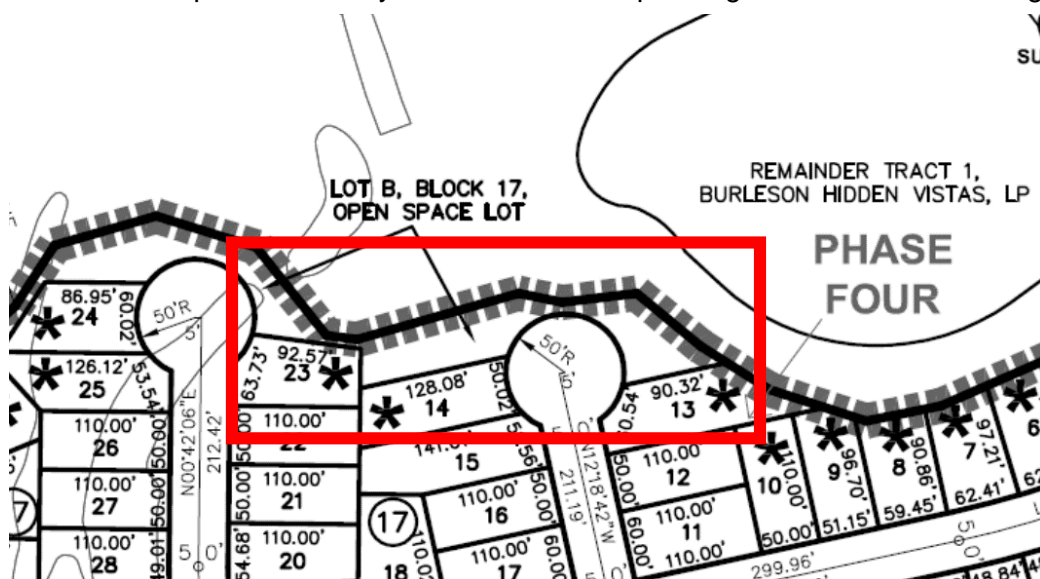
Lot B, Block 17, Hidden Vistas Phase 4B (Case 23-045): Hold a public hearing and consider an ordinance for a zoning change request from "PD", Planned Development to "PD" Planned Development to incorporate .334 acres of open space into three existing residential lots (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On May 1, 2023, an application for a zoning change request was submitted by Peter Thomas (developer) to change the planned development designation of approximately .334 acres of open space to single-family residential.

Development Overview:

The property is currently part of the Hidden Vistas Planned Development and is designated in the PD as open space. The developer is requesting to amend the PD to incorporate .334 acres of open space (Lot B, Block 17) into three existing single-family lots (Lots 13, 14, and 23 shown below). Replats for the three residential lots to incorporate the open space have been submitted and are in the development advisory committee review pending outcome of this zoning request.



Zoning and Land Use Table

	Zoning	Use
Subject Site	PD, Planned Development	Undeveloped
North	PD, Planned Development	Open Space
East	PD, Planned Development	Open Space / Single-family
South	PD, Planned Development	Single-family
West	PD, Planned Development	Single-family

This site is designated in the Comprehensive Plan as Floodway/ Open Space.

This land use category is not intended to be zoned as Floodplain/Open Space, but to show areas to be preserved within the specified zoning district.

Staff does not generally support converting preserved/designated open spaces into residential or commercial areas. However, this specific request will not impact access to trails and has a minimal impact to the overall community / development.

Engineering:

Development of the previously designated open spaces (fencing, pools, and accessory structures) would have to occur outside of any floodplain and is subject to building and engineering review.

OPTIONS:

- 1) Recommend approval of an ordinance for a zoning change request to “PD” Planned Development; or
- 2) Recommend denial of the ordinance for a zoning change request;

FISCAL IMPACT:

None.

STAFF CONTACT

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