

ZC – Hidden Vistas PD

Location:

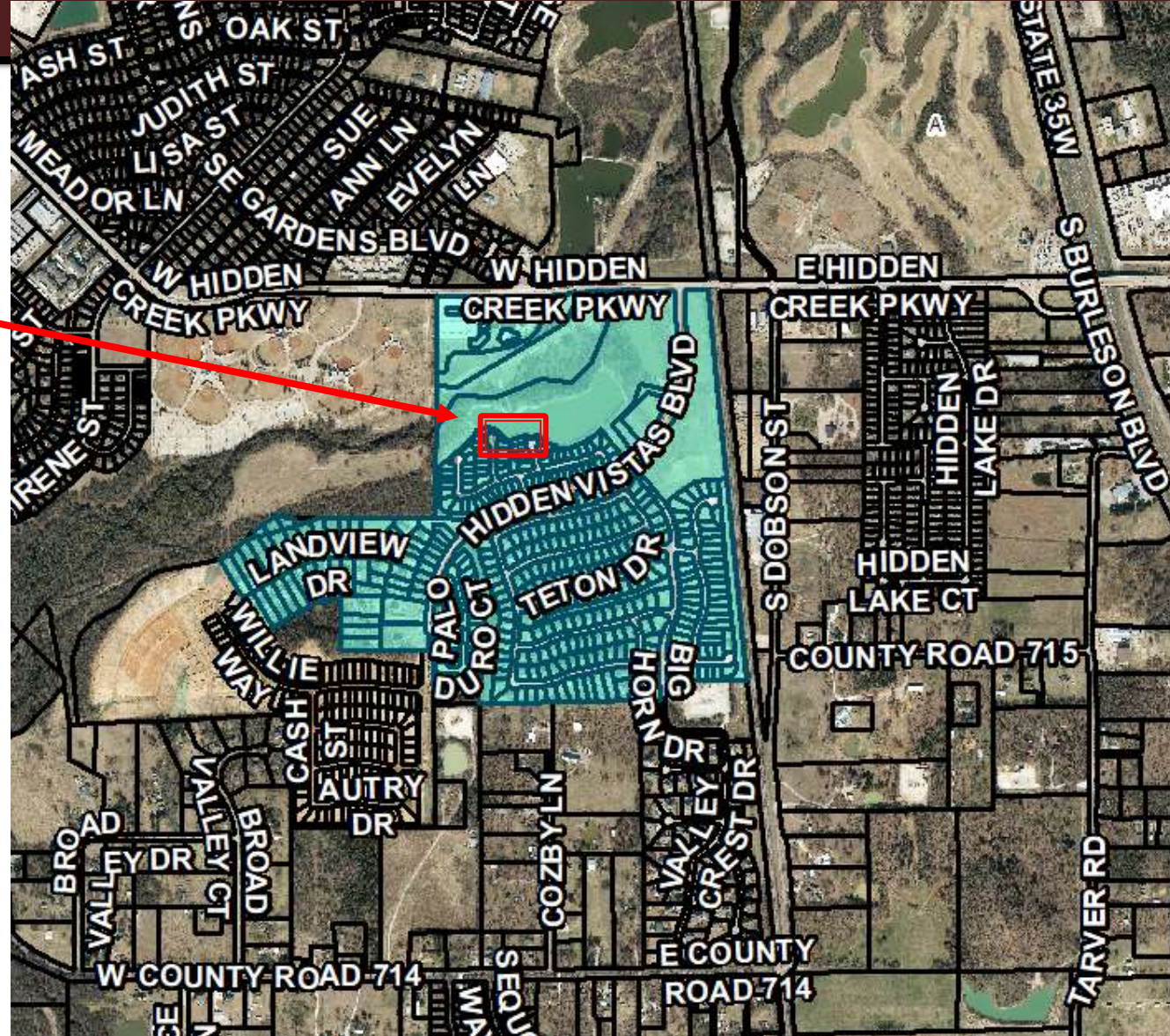
- Lot B, Block 17, Hidden Vistas Phase 4B

Applicant:

Peter Thomas (HOA / Developer)

Item for approval:

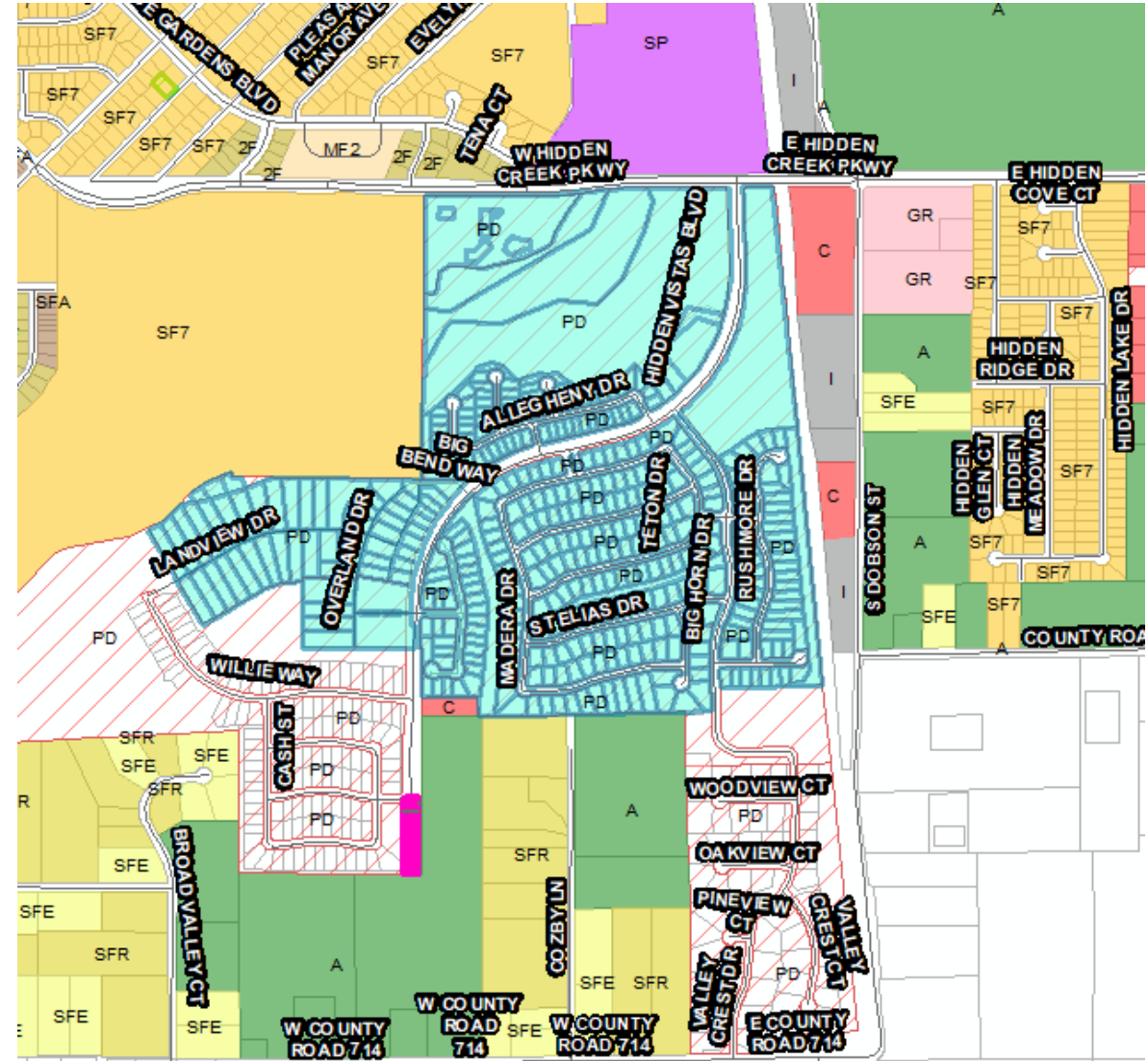
Zoning Change from “PD”, Planned Development to “PD” Planned Development to incorporate .334 acres of open space into three existing residential lots (Case 23-045)



Neighborhoods



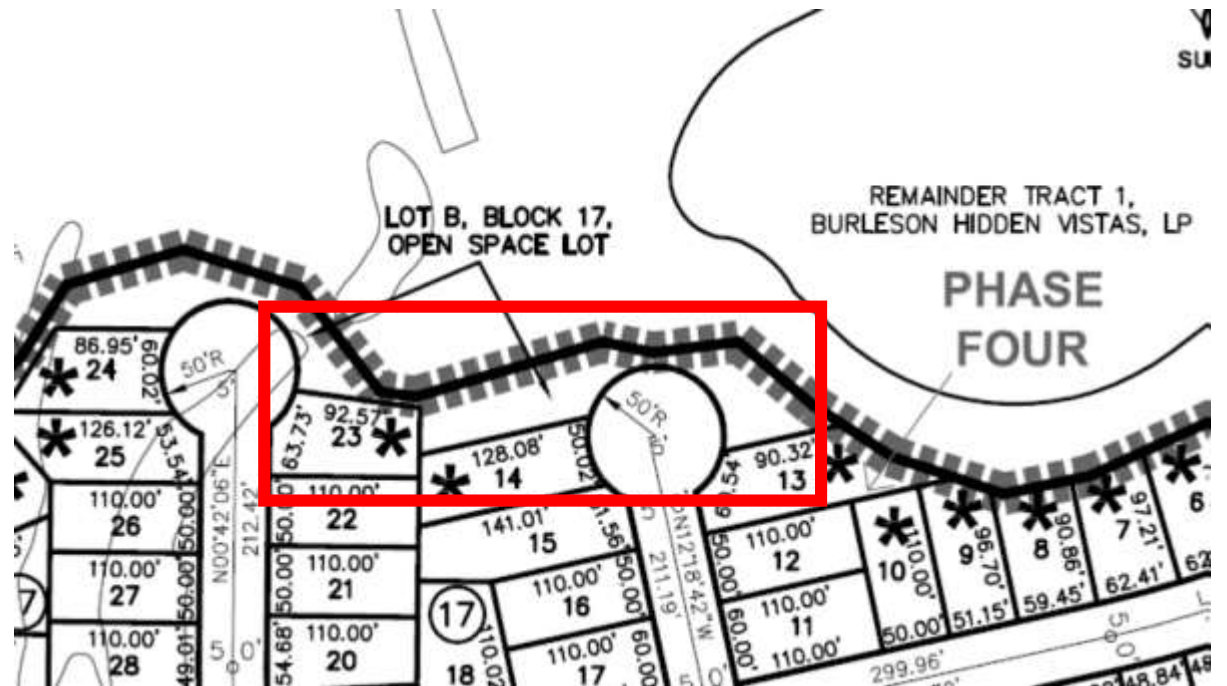
PD, Planned Development



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If the zoning request is approved; approximately .334 acres of previously designated open space (Lot B, Block 17) will be incorporated into lots 23, 14, and 13.

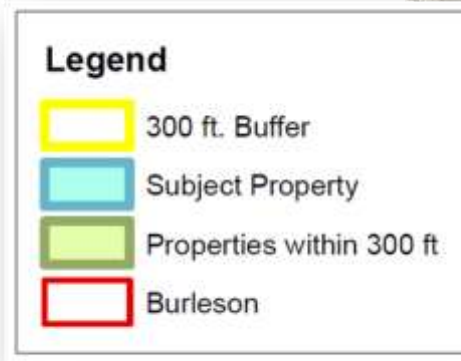
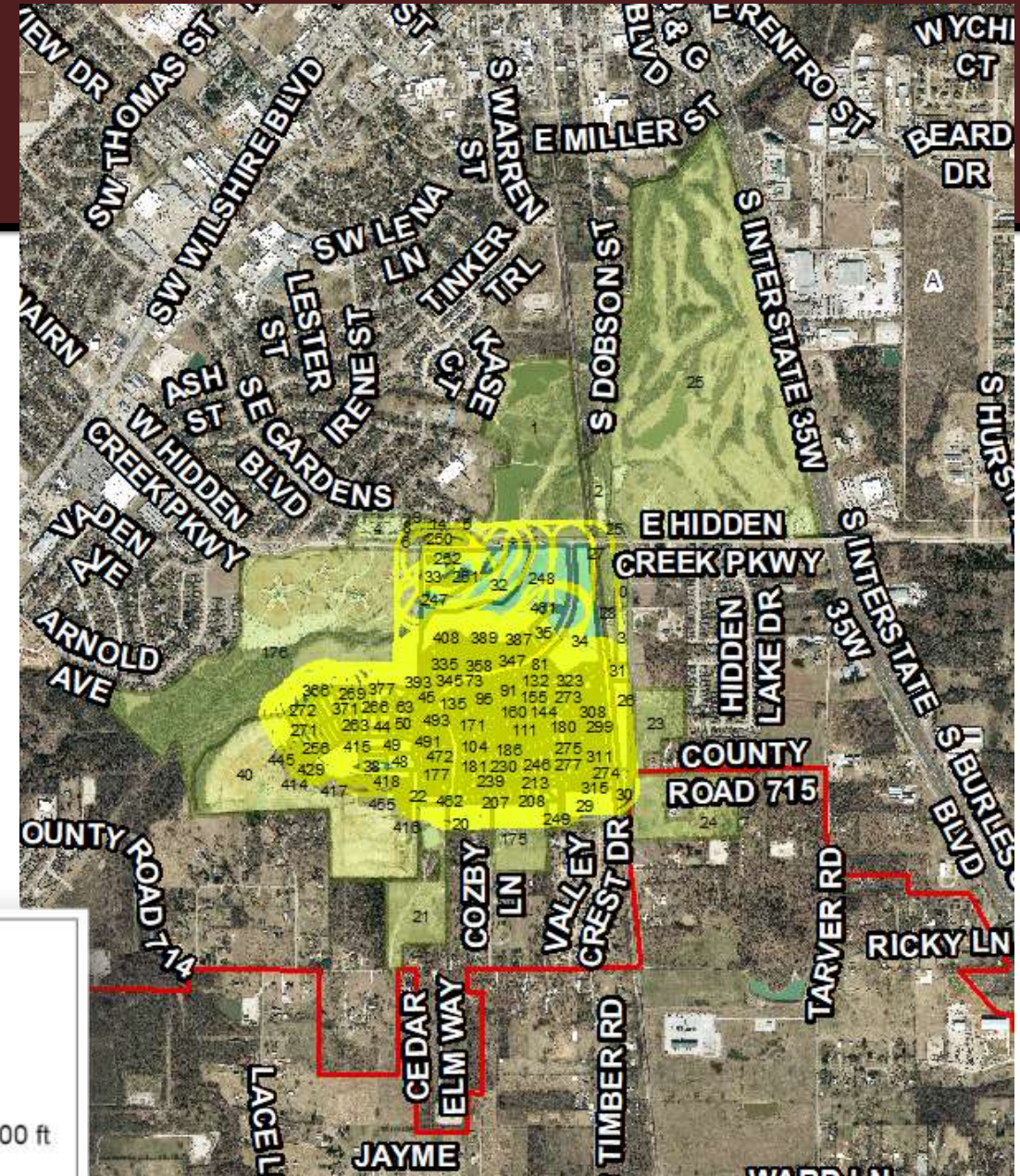
Replats have been submitted for Lots 23, 14, and 13. If the zoning ordinance is approved, the replats will move forward to the Planning and Zoning Commission for consideration.



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Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- 1 letter of opposition received after P&Z
- 3 letters of support received prior to P&Z
- Published in newspaper
- Signs Posted on the property



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P&Z Summary

Vote

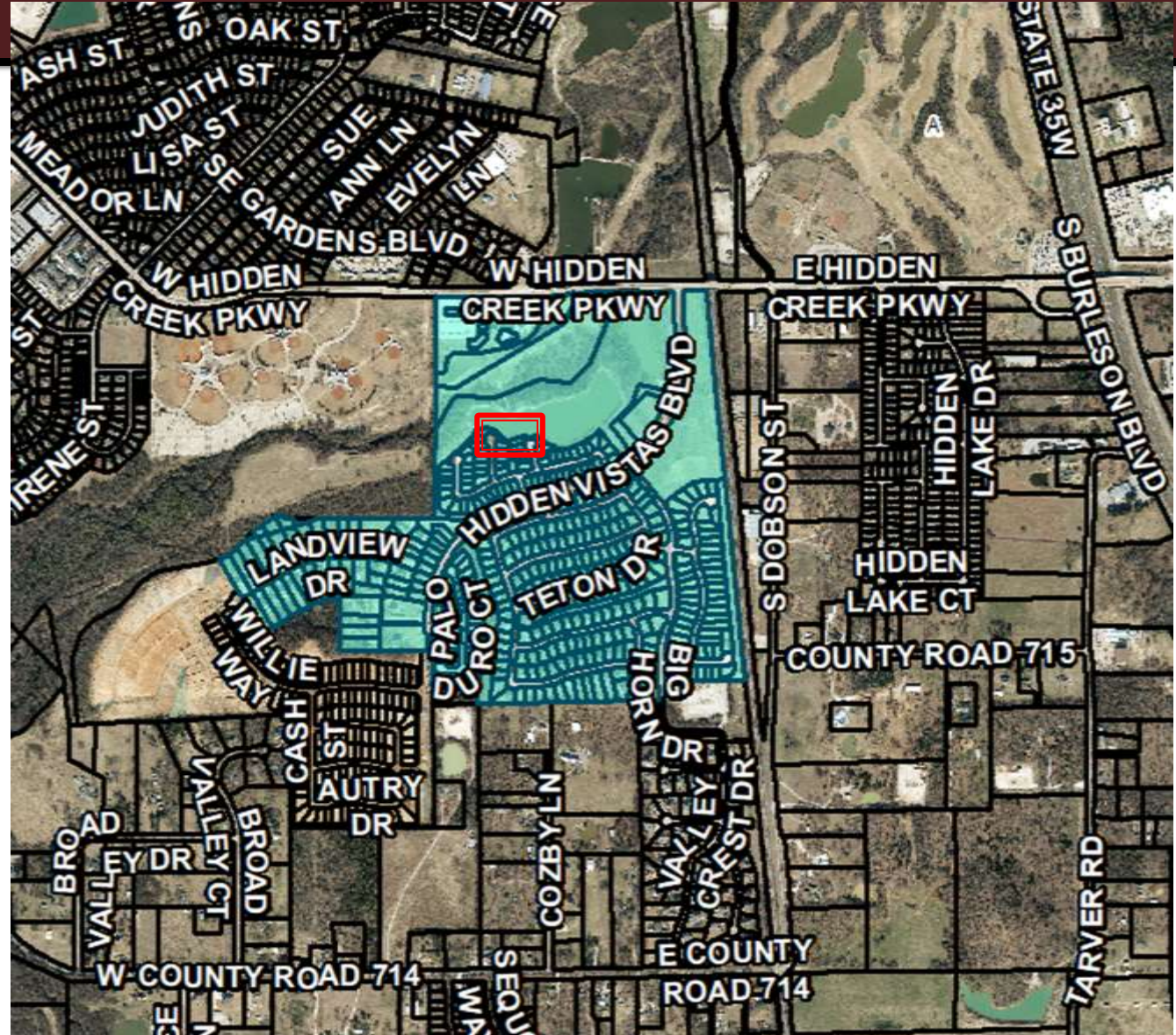
Recommended approval unanimously

Discussion

Process for fences and accessory structures
Current status of the grade and drainage of the
Subject area

Speakers

Peter Thomas (Developer) explained that the reason for the request was the desire of the owners of the 3 lots who requested the additional space for their respective yards.



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Staff's Recommendation

- 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.

