



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** February 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Development Agreement for the Palomino Development.

**BACKGROUND/SUMMARY:**

This 50-acre tract is directly across from the Senior High School. It was rezoned to Two-Family (44 acres) and C-2 Medium Commercial. The development will construct Johnson Road as shown on Thoroughfare Plan. The residential is proposed to be 121 lots (242 units). This development agreement applies building standards like masonry to the residential and non-residential properties that the city otherwise could not enforce. In exchange the city is agreeing to concurrent subdivision review and the Traffic Impact Analysis can be review concurrent with the Preliminarily Plat.

**LEGAL REVIEW:** Yes, Complete  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Development Agreement
- Concept Plan (layout)

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the City Council approve a Development Agreement for the Palomino Development.

**PLANNING & ZONING COMMISSION:**                      **Recommend Approval**                      **Disapproval**                      **None**