



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance amending the Shadowglen Planned Unit Development (PUD) and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.

Applicant: Marcus Equity

Owner: Cottonwood Holdings Limited, LLC

BACKGROUND/SUMMARY:

This is a city-initiated amendment with the purpose of making the original 1996 PUD zoning ordinance consistent with the land plan in the Shadowglen Development Agreement.

The original PUD zoning ordinance for the in-city portions of Shadowglen (the commercial on US 290, golf course, and Wilbarger Creek open space area) was approved back in 1996. The original Shadowglen Development Agreement was approved in 2001, which was amended in 2005 and 2007 and expired in 2011 when the developer defaulted. The Agreement was then revised and approved in 2013 and included exhibits of the approved land uses for the in-city and out-of-city portions of Shadowglen. The exhibit for the in-city portion of the development did not follow the land uses shown on the 1996 PUD but followed the developer's land use plan from 2003. The land use plan in the development agreement was further amended in 2018.

This city-initiated PUD amendment is only to make the zoning ordinance for Shadowglen consistent with the 2018 land use plan from the development agreement and no changes are sought to the 2018 plan by this amendment. The portions of Shadowglen outside the city limits, which is all the single-family residential, the Flats apartments, and the commercial around Shadowglen Trace/973 are not being changed and are regulated only by the development agreement.

The Planning and Zoning Commission voted to approve 6-0 with the condition that a letter or some form of communication with the residents on the provided mailing list and HOA is sent out explaining that no changes are being made to the PUD, the map is simply being updated to reflect what currently exists.

The public hearing was presented to the City Council on August 16th and it was open and postponed until the September 6th meeting for additional information to be provided.

A second postponement is requested as an initial meeting was held to discuss projects within the Shadowglen Development, but further discussions are scheduled.

The public hearing was presented to the City Council on September 6th and it was open and postponed until the October 18th meeting for additional information to be provided.

LEGAL REVIEW: Yes – Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance
- 2018 Land Plan – Zoning Exhibit
- Aerial Image
- 1996 PUD Zoning Ordinance
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

City staff recommends that the City Council postpone the public hearing until December 6, 2023, City Council regular meeting.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		
