



## PLANNING

**To:** Mayor and Town Council

**From:** Alex Glushko, AICP, Planning Manager

**Through:** Harlan Jefferson, Town Manager  
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services  
Khara Dodds, AICP, Director of Development Services

**Re:** Town Council Meeting – September 14, 2021

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**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to rezone 163.2± acres, from Planned Development-90 (PD-90) to Planned Development (PD), to facilitate the development of a single family residential subdivision with private social club, located on the north side of First Street, east of Coit Road. (Z20-0021).

**History:**

This item was tabled at the August 10, 2021, and August 24, 2021, Town Council meetings. In addition, a Joint Work Session which included the Town Council, Parks and Recreation Board, and the Planning & Zoning Commission was conducted on September 1, 2020. At that time, the proposed request included a private social club with a subdivision including various lot sizes as shown below.

| Min. Lot Size                | Min. Lot Width | Approx. # of Lots | % of Total Lots |
|------------------------------|----------------|-------------------|-----------------|
| 4,000 sq. ft. (alley-served) | 40 feet        | 70                | 22%             |
| 6,000 sq. ft.                | 50 feet        | 67                | 21%             |
| 8,100 sq. ft.                | 60 feet        | 87                | 27%             |
| 10,360 sq. ft.               | 74 feet        | 50                | 16%             |
| 12,040 sq. ft.               | 86 feet        | 36                | 11%             |
| 14,250 sq. ft.               | 95 feet        | 9                 | 3%              |

Since that time, the applicant has revised the request by providing lot sizes consistent with the existing zoning, as described below.

**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

|                         | <b>Zoning</b>   | <b>Current Land Use</b>                                    | <b>Future Land Use Plan</b> |
|-------------------------|---|--|-----------------------------|
| <b>Subject Property</b> | Planned Development-90-Single Family  | Undeveloped and Single Family Residential                  | Low Density Residential     |
| <b>North</b>            | Agricultural, Planned Development-5-Single Family, and Planned Development 18-Single Family | Undeveloped and Residential Subdivision (Whispering Farms) | Low Density Residential     |
| <b>East</b>             | Agricultural, Planned Development-49-Single Family  | Undeveloped and Residential Subdivision (Whitley Place)    | Low Density Residential     |
| <b>South</b>            | Planned Development-87-Single Family  | Undeveloped  | Low Density Residential     |
| <b>West</b>             | Planned Development-5-Single Family and Planned Development 18-Single Family                | Undeveloped and Residential Subdivision (Greenspoint)      | Low Density Residential     |

**Requested Zoning** – This is a request to rezone 163.2± acres, from Planned Development-90 (PD-90) to Planned Development (PD), in order to allow for the development of a single-family residential subdivision with private social club, called Town Lake Village. The current PD-90 zoning allows maximum of 348 lots, requiring a minimum of 70 lots be a minimum of 15,000 square feet in area and a minimum of 90 feet in width, and the remaining 278 lots shall have a minimum lot area of 10,000 square feet with a minimum of 75 feet in width. The applicant is proposing to allow a maximum of 275 lots, consisting for four (4) types as follows:

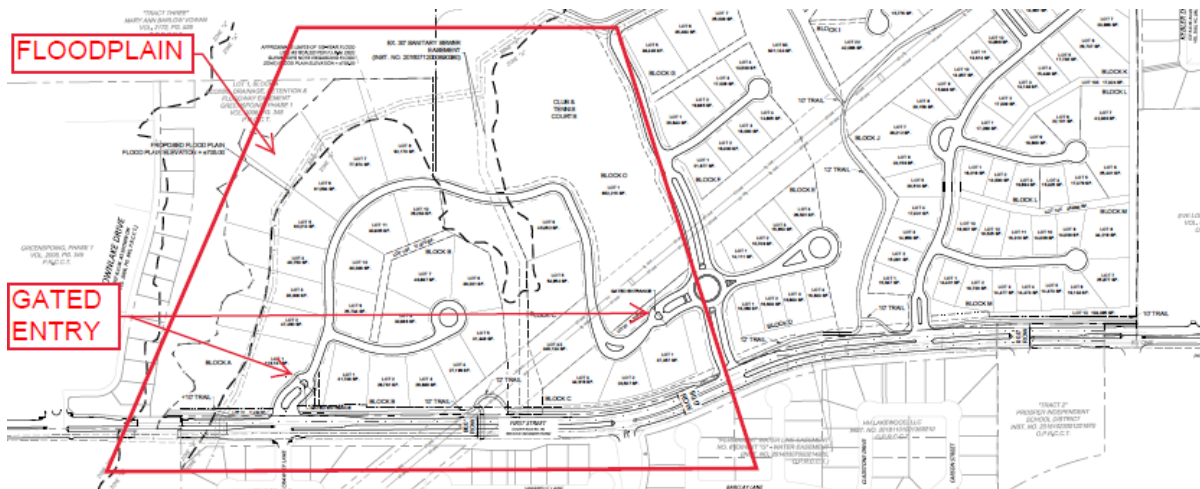
| <b>Lot Type</b>          | <b>Min. Lot Size</b> | <b>Min. Lot Width</b> |
|--------------------------|----------------------|-----------------------|
| Type A                   | 18,000 sq. ft.       | 120 feet              |
| Type B (Minimum 67 Lots) | 15,000 sq. ft.       | 100 feet              |
| Type C                   | 12,000 sq. ft.       | 90 feet               |
| Type D                   | 10,000 sq. ft.       | 75 feet               |

While the proposed development is generally in accordance with the existing zoning with regard to lot size and development standards, the applicant is proposing rezoning to allow for the following modifications to the development standards:

- **Land Use** – PD-90 currently does not allow for a Private Social Club. This request would allow a Private Social Club as a permitted use. While it is anticipated that a Private Social Club will be provided with the development, the PD includes provisions in the instance a club is not provided, specifically with regard to proposed Park Dedication location, Hike and Bike Trail alignment, and floodplain on private lots as described below.

In general, the applicant is proposing a Park Dedication location and Hike and Bike Trail alignments that deviate from the Parks Master Plan. The Parks and Recreation Board has considered the applicant's request and is in support of the deviations, provided a Private Social Club is included in the development. The proposed PD includes provisions that allow deviations to the Parks Master Plan if a Private Social Club is included in the development, and if a Club is not included the recommendations of the Parks Master Plan would be required.

- **Floodplain** – Town standards currently do not permit floodplain to be located on private lots. The western portion of the development is proposed to be gated, consists of Type A lots, and has adjacency to floodplain. While floodplain is typically located in an HOA owned and maintained common area, the proposed PD would allow the floodplain to be located on the private lots. However, the PD assigns maintenance of the floodplain to the HOA. The proposed PD includes provisions indicating if a Private Social Club is not provided in the development, floodplain located on private lots would not be permitted. The location of the gated portion of the subdivision and floodplain is shown below.



**Future Land Use Plan** – The Future Land Use Plan recommends Low Density Residential for the property.

**Thoroughfare Plan** – The property is adjacent to First Street, a future four-lane divided major thoroughfare.

**Parks Master Plan** – The Parks Master Plan identifies a park and hike and bike trail on the subject property.

### **Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by state law. To date, staff has received two (2) Public Hearing Reply Forms, not in opposition to the request.

### **Attached Documents:**

1. Aerial and Zoning Maps
2. Exhibits A-F
3. Public Hearing Notice Reply Forms

### **Parks and Recreation Board:**

At their July 8, 2021, meeting the Parks and Recreation Board approved the proposed Park Dedication and Hike and Bike Trails as proposed by zoning, by a vote of 5-0.

### **Planning & Zoning Commission Recommendation:**

At their July 20, 2021, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 6-0.

**Staff Recommendation:**

Staff recommends approval of the request to rezone 163.2± acres, from Planned Development-90 (PD-90) to Planned Development (PD), to facilitate the development of a single-family residential subdivision with private social club, located on the north side of First Street, east of Coit Road, subject to Town Council approval of a Development Agreement, including, but not limited to, right-of-way and/or easement dedication, and architectural building materials.

**Proposed Motion:**

I move to approve the request to rezone 163.2± acres, from Planned Development-90 (PD-90) to Planned Development (PD), to facilitate the development of a single-family residential subdivision with private social club, located on the north side of First Street, east of Coit Road, subject to approval of a Development Agreement, including, but not limited to, right-of-way and/or easement dedication, and architectural building materials.