



PLANNING

To: Planning & Zoning Commission

Item No.

From: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – April 18, 2023

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend 166± acres Planned Development-40 (PD-40) for Residential Use (Phases 7F and 7G) regarding building materials, located on the northside of First Street and west of Windsong Parkway. (ZONE-23-0006)

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-40 (PD-40)	Windsong Ranch, Phase 7F & 7G	Medium Density Residential
North	Planned Development-40 (PD-40)	Windsong Ranch, Phases 7B, and 7D-7I	Low Density Residential
East	Planned Development-40 (PD-40)	Windsong Ranch, Phase 7I	Medium Density Residential
South	Planned Development-40 (PD-40)	Windsong Ranch Phase 3d	Medium Density Residential
West	Agriculture (A)	Undeveloped	Low Density Residential

Requested Zoning

The purpose of this request is to amend Planned Development-40 (PD-40) regarding building materials, specifically for Phases 7F and 7G.



Phases 7F and 7G of Windsong Ranch include Type A and Type B lots. This section of Windsong Ranch is being constructed under the Courtyard Home Option. Tellus and Tradition Homes would like to amend PD-40 and amend the Development Agreement to allow Tradition Homes to build their Modern Farmhouse (“E” Elevations) in Phases 7F and 7G. PD-40 currently includes language that allows Modern Farmhouse elevations to be constructed on Type C, Type D, and Type F lots. More specifically, Type C, Type D and Type F lots, 30 % of those lots were allowed 100% to be built with Cementitious fiber board. This request is to allow those lots on Type and B. In addition to the building materials, the applicant is requesting a landscape maintenance facility.

Future Land Use Plan – The Future Land Use Plan recommends Medium Density Residential. The proposed zoning request conforms to the Comprehensive Plan.

Thoroughfare Plan – The property is bounded to the west by Teel Parkway and north by Prosper Trail.

Parks Master Plan – Currently, the Parks Master Plan does not identify a park on the subject property.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by state law. To date, Staff has not received any response to the proposed zoning request.

Attached Documents:

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. PD-40 Redlines
4. Letter of Intent
5. Comprehensive Plan Future Land Use Types

Town Staff Recommendation:

Town Staff recommends approval of the request to amend 166± acres Planned Development-40 (PD-40) for Residential Use (Phases 7F and 7G) regarding building materials, located on the northside of First Street and west of Windsong Parkway

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on May 9, 2023.