

STAFF REPORT



SUBJECT: Case No.: PD2020-003, PD2020-004 and PD2020-005
Consideration of development schedule extension for Steve Emmons, applicant for the above referenced Planned Development and representing Spectra Student Living, pursuant to Section 154.08 of the zoning code.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The Planning and Zoning Commission convened on April 21, 2021 and by a unanimous vote of 6/0, recommended the City Council extend the development schedule of the Planned Development until July 1, 2021.

It should be noted that the discussion related to the extension involved the original condition of the PD approval which required that the single family infrastructure improvements be completed by April 1, 2021.

BACKGROUND:

Steve Emmons, with Spectra Student Living, provided an update on the Planned Development located in the 2200 Blk of Tarleton and pursuant to requirements of the zoning code, Section, 154.08 (see excerpt below).

Although the update is prior to the one year anniversary, the PD was approved with a condition that the single family infrastructure for the PD would be completed by April 1, 2021.

8.E Development Schedule.

(1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.

(2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.

(3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

ALTERNATIVES

- 1) Accept the recommendation from the Planning and Zoning Commission and approve the development schedule extension until July 1, 2021.
- 2) Over-rule the recommendation of the Planning and Zoning Commission and deny the request for the extension.