



## PLANNING & ZONING AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> April 21 <sup>st</sup> , 2026	<b>Department:</b> Planning & Development	<b>Presented By:</b> Chelsea Kirkland, City Planner Toni Fisher, Interim City Mgr.
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**AGENDA ITEM:**

**Discussion & Action:** to consider approval of a request for change in rezoning from “Class II: Residential: ‘R-1’ Single-Family District” to “Class I: Special Purpose: ‘PD/CL’ Planned Development District” for the Residential Development also known as Clearion, being approximate 81.706 acre tract of land situated in Abstract No. 468, W. Franklin Survey, and in Abstract No. 910, A. McCarver Survey, Parker County, Texas, as further identified as being a portion of Parker County Appraisal District as Property ID #106134,47776, and 62893.

**BACKGROUND:**

**Rezoning Request: Residential (R-1) to Planned Development District for Clearion (PD-CL)**

Recently annexed residential subdivision known as Clearion, has requested a zoning change from a R-1 to a PD-CL. This request is to allow a coordinated residential subdivision layout with integrated open spaces, park dedication, and modified development standards tailored to the site conditions. The developer has provided a comparison sheet of side-by-side base R-5 zoning to the proposed PD modified lot standards and is here with a presentation.

Staff have reviewed and the request and recommend it’s approval.

**EXHIBITS:**

- Comparison Spreadsheet
- Clearion PD

**RECOMMENDED MOTION:**

**Motion to approve planned development for Clearion subdivision, as presented.**