



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	April 21, 2025
ITEM TITLE:	Conduct a Public Hearing on a zoning amendment for the Overlook PDD. <i>A public hearing is held by the governing body in order for the public to hear the facts and offer their opinions. The governing body is not obligated to engage in dialogue with those present.</i>
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a public hearing on a zoning amendment for the Overlook PDD.
2. Consider and take appropriate action on a zoning amendment for the Overlook PDD.

The Overlook Land Group is wanting to extend their PDD zone to cover the eastern portion of Overlook from Good Prairie to Alcove. The proposed district would include the same allowable regulations as the original area. The new zone area covers about 163 acres. The most northern part would include cottage-style homes with 40' lots and a minimum of 4,500 square feet. The remainder of the area would have Single-Family Homes that meet city ordinance. A portion of the original preliminary plat has been removed for a future Frenship school site.

Notices were sent to 5 property owners along Good Prairie. None returned comments about the zoning change. On April 15, 2025, the Planning and Zoning Commission voted unanimously to recommend approval of the amendment to the Overlook PDD.

EXHIBITS:

1. Public Hearing Notice

COUNCIL ACTION/STAFF RECOMMENDATION:

Hold a public hearing.