



Legislation Text

File #: 2020-0015, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 5.031 acres located at the southwest corner of Gattis School Road and Westview Drive from the PF-3 (Public Facilities - High Intensity) zoning district to PUD (Planned Unit Development) No. 111, and approving Amendment No. 1 to the Planned Unit Development (PUD) No. 111. (First Reading)*

The City established PUD (Planned Unit Development) No. 111 on October 3, 2017. The PUD contains approximately 21.18 acres and provides for a variety of land uses, including: low density multi-family (apartments, townhouses and multi-family houses); senior apartments, townhouses and group living; single family homes on a mixture of lot sizes; single family homes on a common lot; office buildings; and places of worship. The property contains several single family homes, but has not otherwise been developed.

The 5.03 acre subject property was annexed in 2012 and zoned as PF-3 (Public Facilities - high intensity) for use as a place of worship but has remained undeveloped. The property owner, The Fellowship at Forest Creek, has requested that the property be rezoned to become part of PUD No. 111. The prospective buyer of the property would combine it with the adjoining 5.34 acre property to the east, providing an approximately 10-acre development site.

The planned development of the property is for townhouses, with a density of 16 units per acre, as specified in Section 5.1 of PUD No. 111. Other uses allowed in PUD No. 111 include: SR (Senior), with a maximum building height of 3 stories; SF-3 (Single Family - Mixed Lot); Single Family - Common Lot; OF (Office), with a maximum building height of 3 stories; Schools (elementary, middle, high; public, private or charter); and Place of worship

The Planning and Zoning Commission held a public hearing at their meeting on December 4, 2019 and voted 6-0 to recommend approval of the rezoning. There were no speakers at the public hearing