



## **CITY COUNCIL COMMUNICATION**

June 9, 2009

**SUBJECT:** HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 08-02-PD AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 1849

**SUBMITTED BY:** Mike Collins, Director of Planning and Development

**REFERENCE NO:** 08-02-PD

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### **ACTION REQUESTED:**

Receive public input and motion to approve a Planned Development to change the zoning of Adam Bradford Survey, A-152, portion of Tract 1A03, southwest corner of Harwood Road and Bear Creek Parkway, from PD 1474 (Planned Development 1474) and CUD 754 (Community Unit Development District 754) into PD (Planned Development), and approve Ordinance No. 1849, concurring with the Planning and Zoning Commission's 7-0 recommendation on May 19, 2009.

### **ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

### **SUMMARY OF SUBJECT:**

The applicant, Verizon Wireless, represented by Barry Knight, is seeking approval of a Planned Development Zoning Change for 16.6313 acres located at the southwest corner of Harwood Road and Bear Creek Parkway. The property is currently zoned PD 1474 (Planned Development 1474) and CUD 754 (Community Unit Development District). A Site Plan (08-09-SP) is being considered concurrently with this zone change.

Specifically, the applicant intends to construct a 31,370 square foot wireless switching communications facility with associated and required parking, landscaping and screening. The facility would consist of a single, one-story structure located near the north of the property. The building will feature 100% masonry construction primarily through the use of brick. Ingress and egress points would be provided off of Bear Creek Parkway (primary) and Harwood Road (secondary). Both of these points will be

gated controlled access points highlighted by decorative masonry entry walls. A 6' ornamental fence with stone columns will surround the facility on the north, east and south elevations. The west elevation will feature a 6' masonry fence constructed of stone columns with split face masonry block walls. The proposed landscaping will exceed the landscaping requirements found even in TX 121 District Development standards. Staff has worked diligently with both the applicant as well as the Villages of Bear Creek Property Owners Association to insure that the proposed site plan, landscaping and screening meet the VOBCPOA deed restrictions and requirements. Included in your packet is a letter from Shannon Bullard, Association Manager, stating their approval and indicating their support for the project.

The Development Review Committee (DRC) has determined that the application is in substantial compliance with all technical requirements. The Planning and Zoning Commission recommends approval of the PD zone change request.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1849
- Exhibit
- Draft Minutes – P&Z
- Application
- Approval Comment
- Approval Letter
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **GM** \_\_\_\_\_ City Manager's Office

\_\_\_\_\_ **SC** \_\_\_\_\_ City Secretary's Office