



CITY COUNCIL COMMUNICATION

February 22, 2011

SUBJECT: OPEN PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 10-02-PD AND CONTINUE TO NEXT SCHEDULED MEETING

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

REFERENCE NO: 10-02-PD

ACTION REQUESTED:

Open public hearing and motion to continue the public hearing to the next scheduled meeting regarding a request for a Planned Development to change the zoning of A Barnard Survey, A-107, Tract 1A and 1C; Adam Bradford Survey, A-152, Tracts 1, 1A2, 1A3, 1A4, 1A07, 1B, 4, 4B, 4B1, 4B1A, 4B1A2, 4B2, 4B2A, 4C, 4C1, 4C2, 4D, 4D1, 4D2, 4E, 5, 5A, 5A1, 5A1A, and 5B from C-2 (Community Business District) into PD (Planned Development). This property is located at the northwest corner of Airport Freeway and Highway 360 extending north to Harwood Road.

ALTERNATIVES:

1. Open, conduct, and close the Public Hearing.
2. Approve the request – *simple majority*
3. Approve the request with modifications – *simple majority*
4. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

City staff held a work session with the Planning and Zoning Commission on February 15, 2011. A detailed presentation related to a proposal from Realty Capital to rezone approximately 200 acres at the northwest corner of SH 183 and SH 360 to a Planned Development that would allow a combination of commercial, residential, and mixed uses based on Form-Based codes and incorporating a substantial water feature as the destination amenity for the overall development.

At its meeting on February 15, the Planning and Zoning Commission also opened a Public Hearing and approved a motion to continue the Public Hearing to March 1, 2011. During the Public Hearing, Mr. Harvey Holden, the Dallas/Fort Worth Airport Noise Compatibility Planner, presented a letter addressed to Chairman McNeese in opposition to the proposed development. The letter also proposes specific actions to be taken in the event the city determines that approval of the proposal is in the city's best interest. The city already

requires for property developed east of Main Street that an avigation easement be dedicated by plat and that a noise reduction of 25 db be achieved.

The Planning and Zoning Commission is scheduled to continue a Public Hearing and formally consider the zone change at a meeting to be held March 1, 2011. Staff requests that the City Council open the Public Hearing and motion to continue the Public Hearing to its next regularly scheduled meeting on March 8, 2011.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Draft Minutes – P & Z
- Application
- Letter of Approval: Lieven J. Van Riet
- Letter of Opposition: Harvey Holden
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office