



CITY COUNCIL COMMUNICATION

November 27, 2012

SUBJECT: Hold Public Hearing for Zoning Change Case No. 12-03-ZC and Consider First and Final Reading of Ordinance No. 1980

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

REFERENCE NO: 12-03-ZC

ACTION REQUESTED:

Receive public input regarding the request for a zoning change of the property situated in the Andrew J. Huitt Survey, Abstract No. 709, being a portion of Commercial Tract A, Block 1, Oak Crest Estates from Planned Development (PD) into Texas Highway 10 Multi-Use District (TX-10), and approve Ordinance No. 1980.

ALTERNATIVES:

- Open the Public Hearing and continue it to the next meeting.
- Approve the request with modifications.
- Deny the request.

SUMMARY OF SUBJECT:

Applicant: The City of Euless.

Location/Zoning: 6.25 acres located at the southwest corner of Dickey Drive and East Euless Boulevard (SH 10). The current zoning of the property is Planned Development (PD).

Project Summary: In July 2012, the City Council approved an ordinance to rezone 6.25 acres along E. Euless Boulevard (SH 10) from the Texas Highway 10 Multi-Use District (TX-10) to a Planned Development (PD) zoning district on behalf of Churchill Development. One of the conditions of the ordinance stated that if construction did not commence on the project within 270 days from the approval of the rezoning, then the City Council could reconsider the zoning change and reverse the change back to the Texas Highway 10 Multi-Use District (TX-10) zoning district through the established rezoning process. The applicant, Churchill

Development was not able to secure the necessary federal tax credit financing through the Texas Department of Housing and Community Affairs in order to move forward with the development of the project. Therefore, they will not be able to meet the 270-day construction requirement.

Staff has evaluated the conditions of the original ordinance and recommends approval of Ordinance No. 1980.

The Planning and Zoning Commission held a public hearing on November 20, 2012 and recommended approval of the Texas Highway 10 Multi-Use District (TX-10) ordinance by a vote of (5-0-0).

SUPPORTING DOCUMENTS:

- Ordinance No. 1980
- Draft Minutes – P & Z
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office