

ITEM 5 HOLD PUBLIC HEARING FOR ZONING CHANGE CASE NO. 12-03-ZC AND CONSIDER A RECOMMENDATION OF AN ORDINANCE

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

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. 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 for the planned future construction of a senior multi-family apartment building. 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 the Ordinance.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

There were no comments or questions presented by the Commission.

Commissioner Tompkins made a motion to recommend approval of Case #12-03-ZC. Commissioner Portugal seconded the motion. The vote was as follows.

Ayes: Chairman McNeese, Commissioners Brown, Portugal, Tompkins, and Zahn.

Nays: None

Abstention: None

The motion carried (5-0-0)