



**CITY COUNCIL COMMUNICATION**  
March 26, 2013

**SUBJECT:** Consider a Request for a Regulating Plan  
**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development  
**REFERENCE NO:** 12-15-CC

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**ACTION REQUESTED:**

Consider approval of a Regulating Plan for the Riverwalk Development located in the Bradford Adams Survey Abstract No. 152 and Barnard H Survey Abstract 107 as part of the Riverwalk Planned Development. The project is located northwest of the intersection of SH 360 and SH 183.

**ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

**SUMMARY OF SUBJECT:**

**Applicant:** Bernie Hietbrink of Stratford Land Group.

**Location / Zoning:** Riverwalk Development located northwest of the intersection of SH 360 and SH 183. The zoning of the property is Planned Development (PD).

**Project Summary:** The Riverwalk Planned Development zoning district was approved in March 2011. Conceived as a master planned community, the Riverwalk planned development contains sub-area zones which allow for a variety of land uses including single family detached, single family attached, multi family, commercial and commercial mixed-use.

The sub-zone areas are reflected within the regulating plan included in the ordinance. The Regulating Plan shows the general location of the land uses within the greater master planned community.

Detailed site planning and engineering had not yet been completed when the original Regulating Plan was approved. The changes recommended to the Regulating Plan and

Concept Plan are a product of that work having now been done within a portion of the overall development south of Midway Road and east of Bear Creek Parkway as well as an area along Harwood Road.

The T5a sub-zone, which permits multi-family uses, has been shifted south with the gas pipeline easement becoming the southern border of the multi-family development. The orientation of the multi-family will complement the street and pedestrian connectivity between the Dominion at Riverwalk single family development (west side of Bear Creek Parkway) and the future commercial development.

The T4b sub-zone area, which permits single family attached and single family detached dwellings, has increased in acreage southeast of the intersection of Midway Road and Bear Creek Parkway to accommodate the shift of the multi-family. The size was adjusted from seven (7) acres to thirteen (13) acres, which does not exceed the maximum allowable acreage.

The commercial areas, including the T5b and T5c have been modified to envision a new alignment for Minter's Chapel Road and a potential alignment of the Riverwalk amenity. These areas comply with the standards set forth in the PD Ordinance. Additionally, along Harwood Road, the amount of T5c commercial acreage has increased by five and three tenths (5.3) acres, replacing the single-family attached housing subzone approved in the original Regulating Plan.

Submittals of formalized preliminary plats and site plans will provide the technical and infrastructure details required to begin construction activities.

The Development Services Group (DSG) has reviewed the revised Regulating Plan and has determined that it meets the standards as set in the Planned Development ordinance. Staff recommends approval.

The Planning and Zoning Commission at their regular meeting on March 5, 2013 voted to recommend approval of the Regulating Plan by a vote of (6-0-0).

**SUPPORTING DOCUMENTS:**

- Exhibit: Updated Regulating Plan
- Minutes – P & Z

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office