



Legislation Details (With Text)

File #:	16-2008	Version:	2	Name:	Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Gene
Type:	Ordinance	Status:			Failed
File created:	8/24/2016	In control:			City Council
On agenda:	10/10/2016	Final action:			10/10/2016
Title:	Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Generally Located Between S. Matlock Road and SH 360 and South of Harmon Road; Jabez Development LP (ZC#16-010)				
Sponsors:	Joe Smolinski, Felix Wong				
Indexes:					
Code sections:					
Attachments:	1. Ordinance, 2. Maps & Supporting Information, 3. Exhibit A - Boundary and Subdistrict Map, 4. Exhibit B - South Pointe Expansion Subdistrict Regulations, 5. Letter Requesting Tabling, 6. Mill Valley Prelim Landplan 2016-10-04				

Date	Ver.	Action By	Action	Result
10/10/2016	2	City Council	Approved on Second Reading	Fail
9/26/2016	2	City Council	Postponed	Pass
9/12/2016	1	City Council	Approved on First Reading	Pass

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Request to Amend The Reserve Planned Development District by Extending the South Pointe Expansion Subdistrict of The Reserve PD to Include Approximately 61.7 Acres Generally Located Between S. Matlock Road and SH 360 and South of Harmon Road; Jabez Development LP (ZC#16-010)

To consider the subject request.

The Planning and Zoning Commission held a public hearing on August 15, 2016 and voted 6-0 to recommend approval. Commissioner Polozola was absent.

First Reading

The Reserve Planned Development contains seven Subdistricts. One of them is named "South Pointe Expansion Subdistrict" assigned to an area immediate north of South Pointe. The development regulations in the South Pointe Expansion Subdistrict follow the same regulations for single-family homes in South Pointe. A subdivision named "The View at The Reserve" has been approved in this area under such regulations and the approval process of The Reserve. The only distinction is that the South Point Expansion Subdistrict is created by the City not by the developer of South Pointe and a new subdivision will not fall within the private deed restrictions of South Pointe.

The subject property is currently zoned PR, Pre-Development and C-2, Community Business District. It is contiguous to the eastern boundary of South Pointe along S. Matlock Road (see attached map).

The applicant has proposed to develop the subject property for single-family homes under the same regulations of South Pointe. Consequently, he is requesting that the property become part of the South Pointe Expansion Subdistrict of The Reserve PD.

Second Reading - September 26, 2016

The applicant has requested tabling (see attached letter) his zoning request to October 10, 2016, in order to get answers to Council's questions.

Second Reading - October 10, 2016

Based on the Council's comments, the developer has prepared the attached site plan and included development and park improvements.

South Pointe, Phase 1 includes about 22% of Cottage Lots, which has an allowable lot width ranging from a minimum of 40' to 54.9'. Cottage Lots are also included in the next phase of South Pointe recently submitted for review. Due to builder client preference, the developer of South Pointe opted for a 50' lot width at the current phases. However, he has confirmed that he does not intend to delete the Cottage Lot from the zoning entitlement.

Felix Wong, Director of Planning
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