

MEMORANDUM
February 25, 1992

TO: Mayor and City Councilmembers
FROM: Planning and Zoning Commission
RE: Completion of PD Reviews

The Planning and Zoning Commission has completed its review of the Planned Developments. This report addresses the review of the following PD's:

PD-2 PD-8 PD-11 PD-13 PD-14 PD-22
PD-32 PD-34

Generally the Commission has recommended no change in the majority of the Planned Developments. The exceptions to this are in PD-8 and PD-22. In August of last year the Commission had recommended that hearings be initiated on PD-22. PD-22 was originally approved in 1983. It is located south of I-30 along the lake shore between the Harbor and Chandlers Landing and contains 6.9 acres. The uses approved in the PD are Marina, Retail, Office, Apartment/Condominium at 20 units per acre, Restaurant/Private Club, Recreational Facilities, and Hotel. It has been site planned for a Hotel/Conference Center. There has been no development on the property since site plan approval in 1984. The owner has been continuing to attempt to market the site and still hopes to develop the property. The Commission had some concerns about the multifamily uses that are approved under the PD. As it is currently approved the site could be developed with multifamily development at 20 units per acre, which exceeds the maximum density under MF-15 of 14 units per acre. Because of this concern the Commission recommended that the Council consider initiating hearings to address this issue. The Council tabled any action on the item until the LARC study was completed. This study has been completed and the item has been placed back on the agenda for your consideration.

The owner of the property is currently has an offering for development of this site as a hotel and he has requested that no changes be made in the PD at this time. Attached is a copy of a letter from Mr. Albright, the property owner, outlining his request. A location map and a copy of the approved site plan is attached.

PD-8 is the Chandlers Landing development and it is completed with the exception of three areas. One area is Phase 15, which is zoned for zero lot line and single family. Phase 2 of Harbor Landing is also undeveloped and it is zoned for SF-7 and SF-10. The last remaining undeveloped area is Phases 4 and 5 of Spyglass Hill. These phases could be developed at 18 units per acre. Phase 4 has been platted and siteplanned for 18 units per acre. Phase 5 has not been platted or site planned. The Commission has also recommended that hearings be held on this area to consider reducing the permitted density.

These are the only actions recommended by the Commission as a result of this PD review. Attached is a brief description of the remaining PDs that have been reviewed and not recommended for change.

PD SUMMARY

PD-2

This PD contains the Lakeside Village development and the Turtle Cove development. Only two areas are still undeveloped, those being Phase 5 of Lakeside Village and Phase 2 of Turtle Cove. Phase 5 of Lakeside Village is zoned for 181 townhouse lots meeting the City's standards and the remaining undeveloped portion of Turtle Cove is zoned for zero lot line development. The owner of Turtle Cove has submitted a request to amend the area requirements of the site to single family rather than zero lot line.

PD-11

This PD is located along Alamo Road adjacent to the lake. It is south of the Shores and north of Northshore. There are no uses assigned to this PD. Prior to development of the property the owner will have to submit a zoning request to establish a use within the PD or to rezone it to another classification.

PD-13

PD- 13 consists of the Windmill Ridge development on FM-3097 and the undeveloped tract adjacent to Windmill Ridge. The approved uses are single family and duplex. The approved uses are in conformance with the land use plan.

PD-14

PD-14 is located south of I-30 and west of SH-205. It has been partially developed as Rockwall Business Park East. The PD is approved for commercial, industrial, and hotel uses. There is an approved preliminary plan for the entire development and the entire development is platted as well. The land use plan indicates commercial and office in the area. The industrial area approved in the zoning is located off of I-30 and is geared toward an office/warehouse showroom type of development.

PD-32

This PD is located west of Horizon Road. The uses permitted under the PD include commercial uses. There are a number of conditions that apply to this PD that allow the City considerable authority in addressing any proposed development.

PD-34

This PD is located in the Yahoo Cake Company building on I-30. The uses approved include light industrial, a fencing and construction materials retail and wholesale operation, and some outside storage.