



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: February 9, 2021

Reference: Consider approval of an Ordinance for PD-157R8-C (Planned Development-157-Revision 8-Commercial), to allow revisions to the site by allowing the subdivision of the property into three lots on 4.6 acres of property located at the southwest corner of East Belt Line Road and South MacArthur Blvd and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Executive Summary:

This proposal is to revise the Planned Development to allow for the subdivision of the property into three lots for the potential sale of the different lots/businesses. This request is accompanied by a replat which will create the three separate lots.

Analysis:

On January 12, 2021, the City Council unanimously approved this zoning change subject to the following conditions:

1. The replat for this site must be filed.
2. To allow the setbacks for Lot 3, Block A, to be as shown on the plan.
3. To allow the landscaping to be as shown on the plan.
4. To require a parking agreement between Lots 1 and 3 be filed at the county and listed on the plat and site plan.
5. To allow for a shared dumpster agreement.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Building Elevation