



DATE: June 24, 2013

TO: Planning and Zoning Commission

FROM: Jeremy Frazzell, Senior Planner

RE: Approving a request to reduce the 50-acre requirement for an Alternative Land Use Regulation (ALUR) for the proposed Heatherwilde Townhome ALUR

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The Alternative Land Use Regulation (ALUR) zoning district is intended to permit creative development of land, to provide locations for well planned, comprehensive developments incorporating one or more types of dwellings or buildings and one or more categories of land use, and to provide for variety in the development patterns of the City which conform to the purposes of the Comprehensive Master Plan. In order to pursue an ALUR, Subchapter 5(C)(1) of the Unified Development Code requires a minimum size of 50 acres, unless approved by the Planning and Zoning Commission for eligibility.

On behalf of their client, Pape-Dawson Engineers is requesting consideration of a waiver to the minimum 50-acre requirement in order to pursue an application for an ALUR rezoning of approximately 18.9 acres of land located along the east side of Heatherwilde Blvd, between Pfennig Lane and Pecan Street. The applicant has identified the proposed project for a residential townhome development ranging from 3 to 6 units on fee simple lots.

The proposed waiver request does not set precedent or bind the Commission to approve the proposed development, but instead enables the applicant to submit an application for the Commission to review and consider at a future public hearing meeting date. If the Commission does not approve the waiver, the applicant may pursue a development under the current zoning district requirements and request any desired variances or code amendments through separate requests.

Staff recommends approving the waiver request in order to consider the proposed residential development.

Attachments: Applicant request