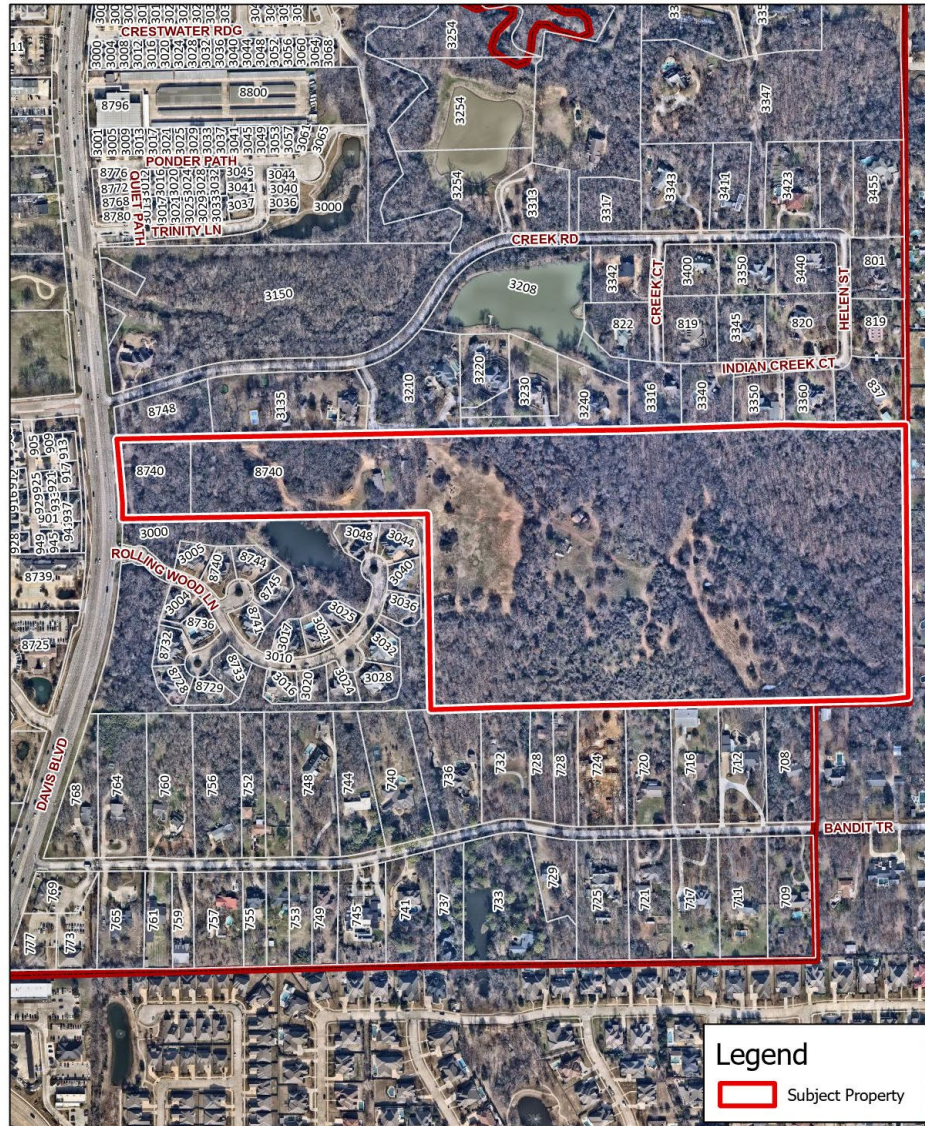


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Consider an ordinance approving Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (ZONE-2411-0007)

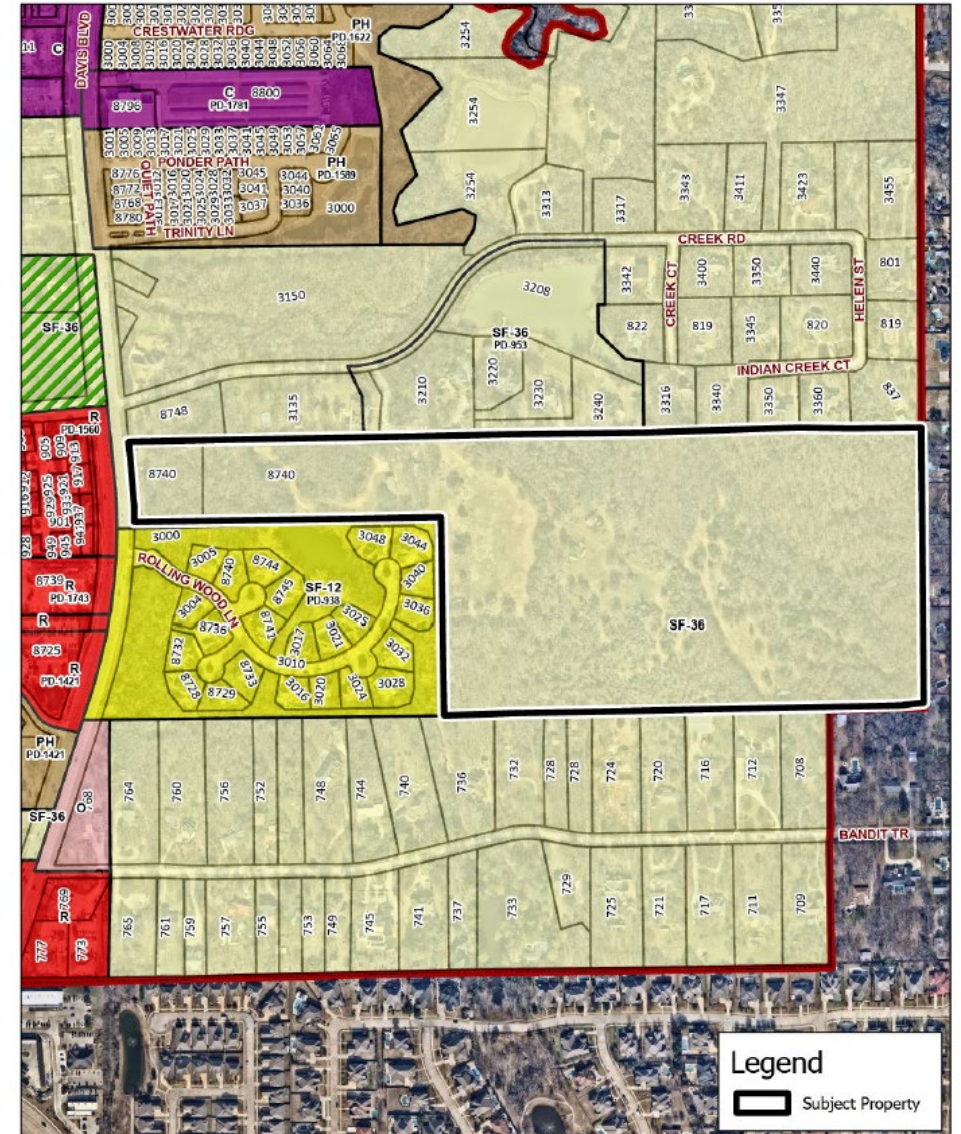
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Aerial Map



Zoned: SF-36

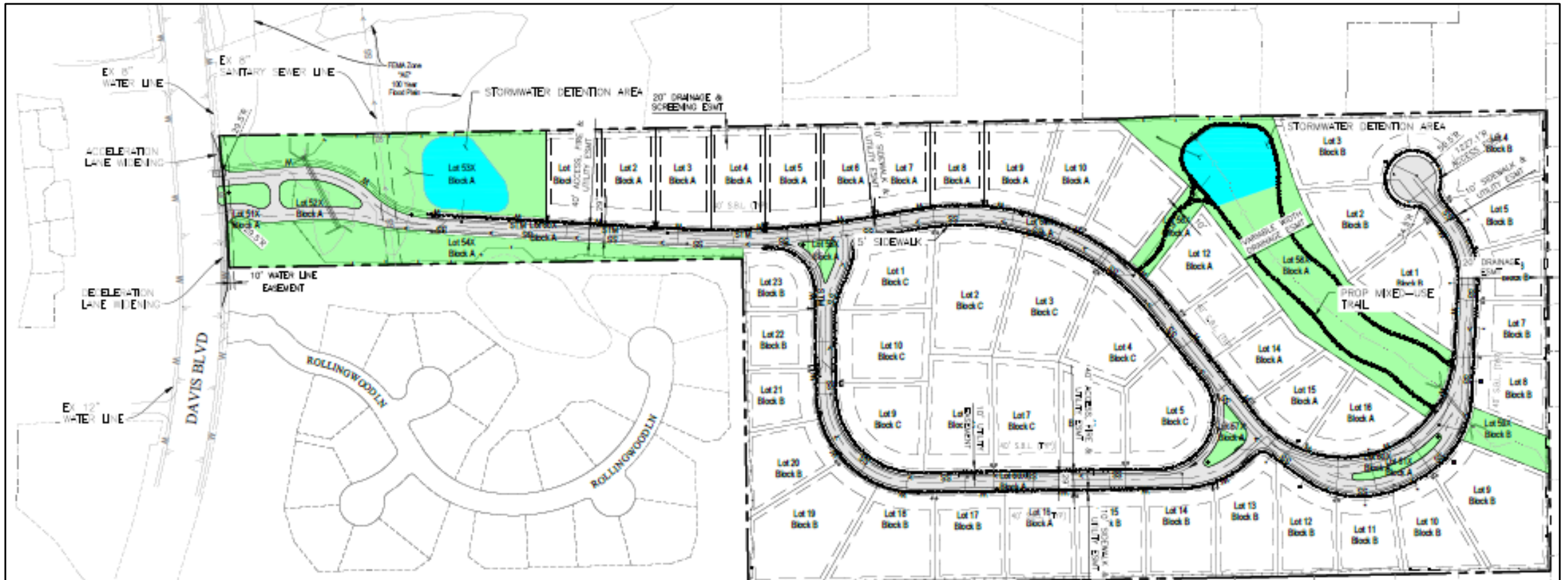
Zoning Map



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Project Overview:

- Applicant proposes 49 single-family lots for the construction of custom homes.
- The subdivision will be gated, with an approximately 350-square-foot guard shack at the entrance.
- A Homeowners Association shall be formed and responsible for all future maintenance of roadways, trails, common areas and open space.



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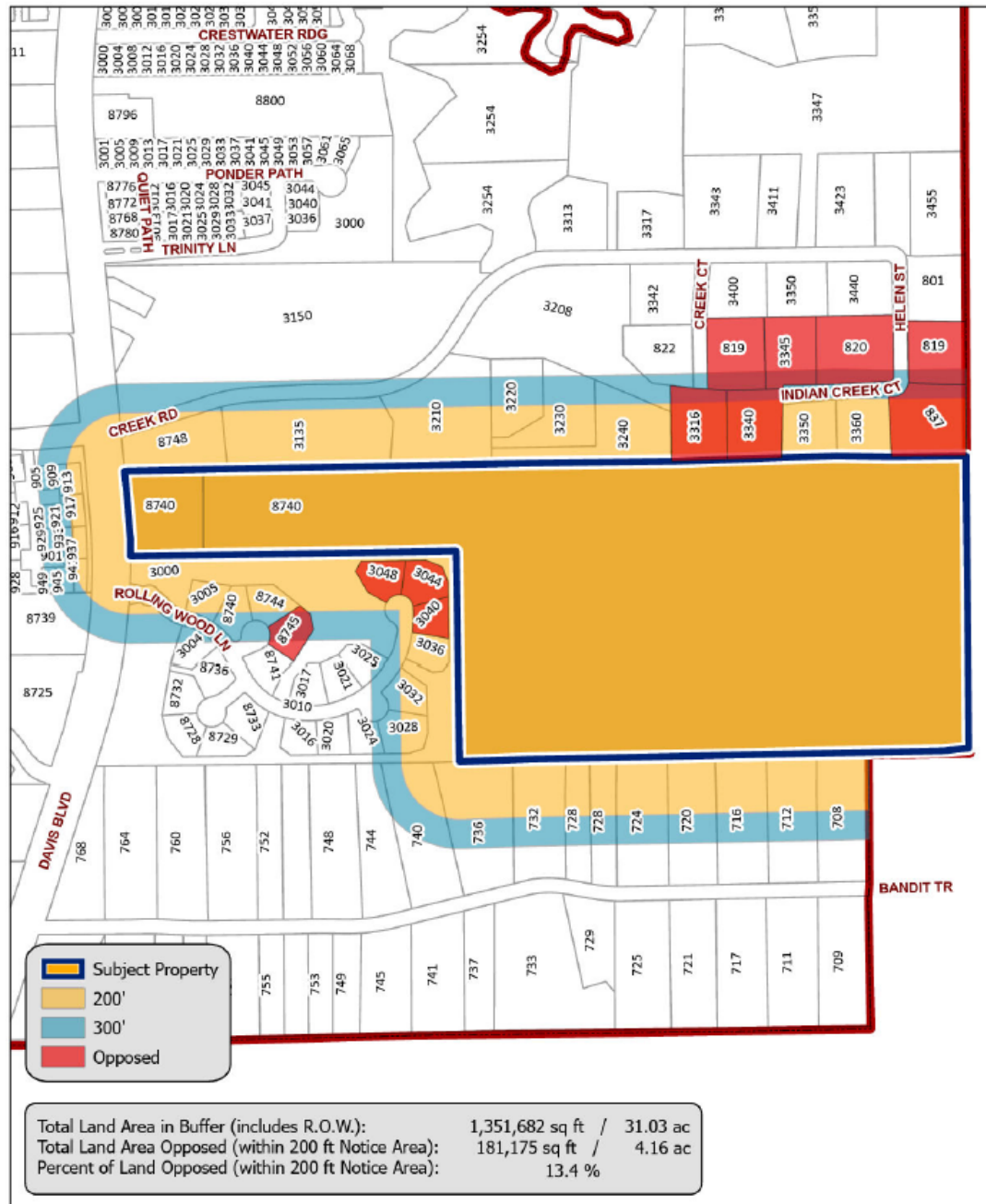
Summary of Requested Exceptions

Development Standard	Proposed	UDC Requirement
Minimum Lot Size	20,000 SF	25,000 SF
Minimum Lot Width (Curve/Cul-de-sac)	100'	120'
Side yard setback	10'	10% lot width not to exceed 15'
Setback for up to 144 SF garage door exposure to street	65'	100'
Fencing adjacent to drainage easements/open space	Allow the use of a stone or masonry wall on lots in or adjacent to drainage easements/open space	Open-style fencing

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On Feb. 27, 2025, the City mailed 59 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

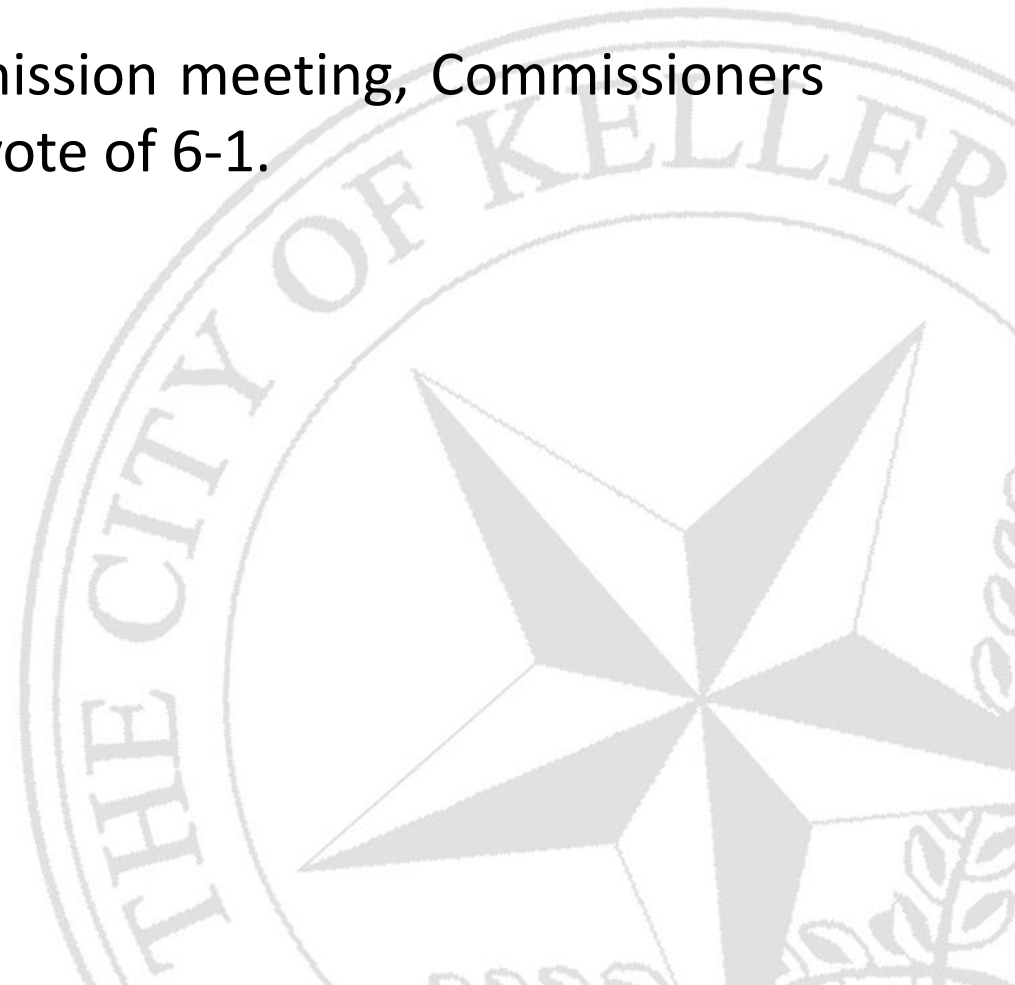
Opposition within the 200' buffer is 13.4% so the supermajority vote has not been triggered. All written public feedback received by staff related to this item has been included in the agenda packet.



Item G-1

Planning and Zoning Commission Recommendation:

At the March 11, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the rezone request by a vote of 6-1.



Item G-1

The City Council has the following options when considering a Planned Development zoning change request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Sarah Hensley
817-743-4130

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