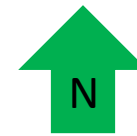
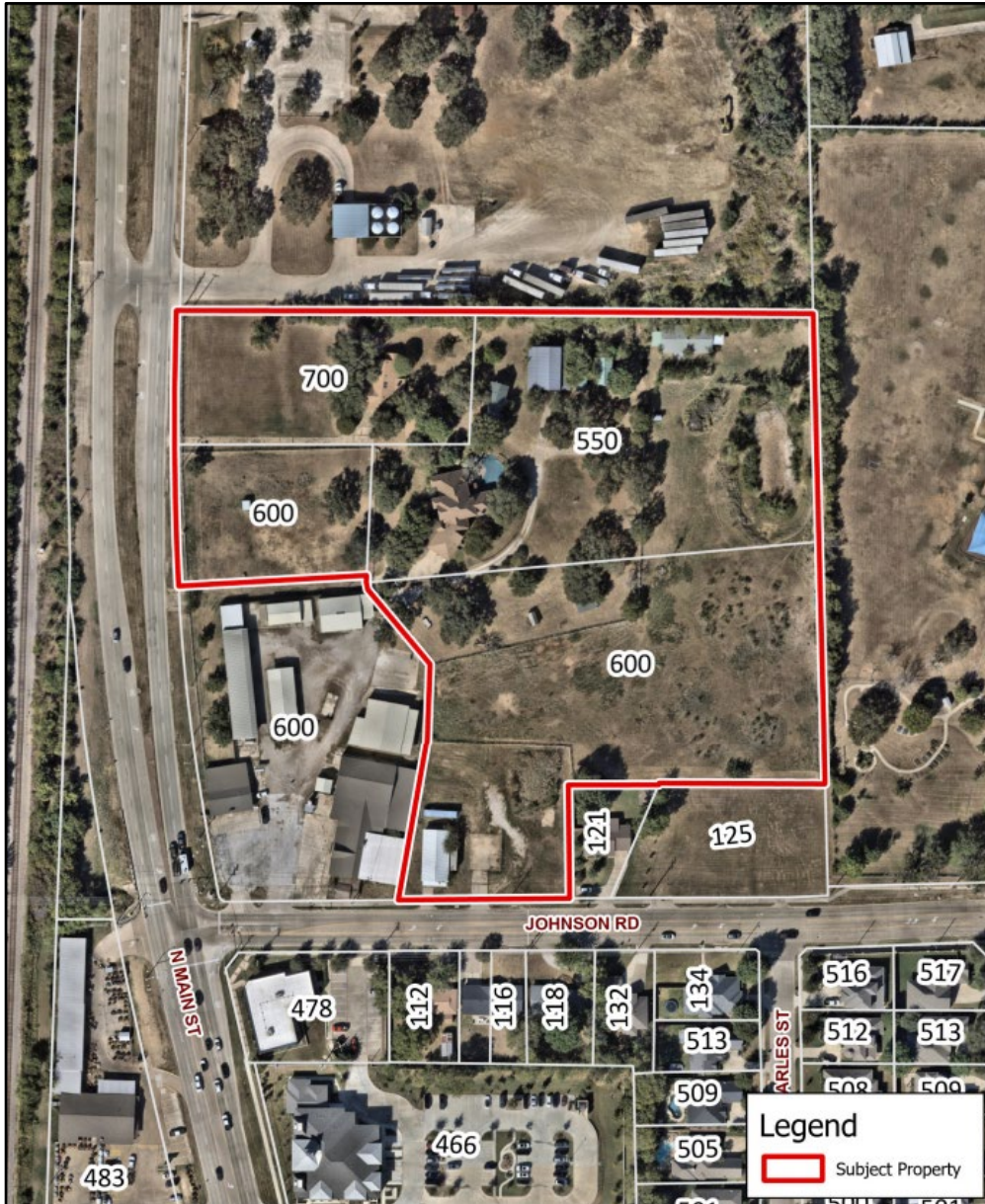


Item H-2

Consider a resolution approving a Detailed Site Plan for the Rosebury Planned Development, a PD consisting of 21 residential lots, 1 commercial lot, and 3 open space lots (1.33 acres open space), on approximately 9.2 acres (7.53 acres residential and 1.67 acres commercial) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. (SITE-2512-0020).

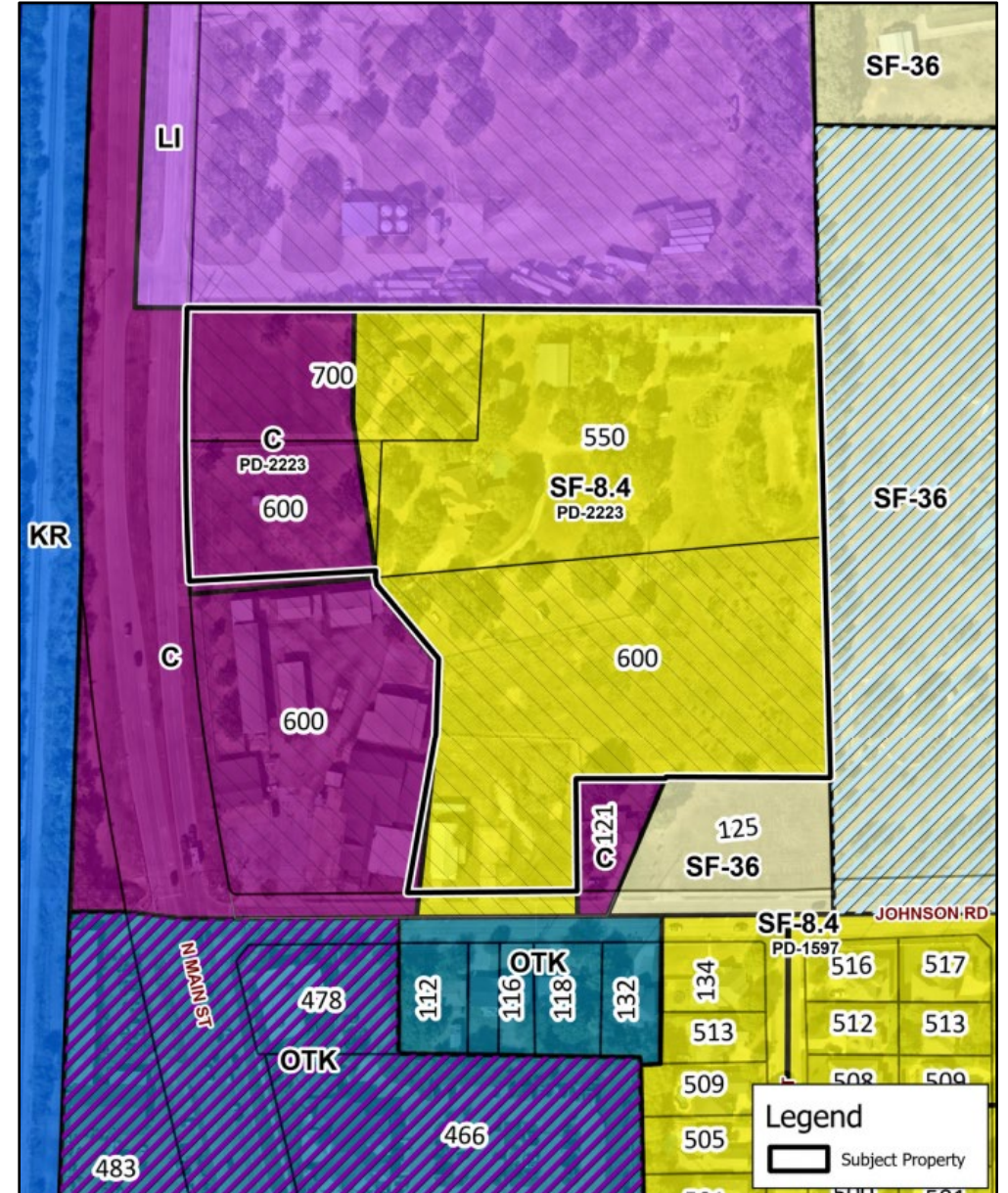
Item H-2

Aerial Map



Zoned:
PD-2223

Zoning Map

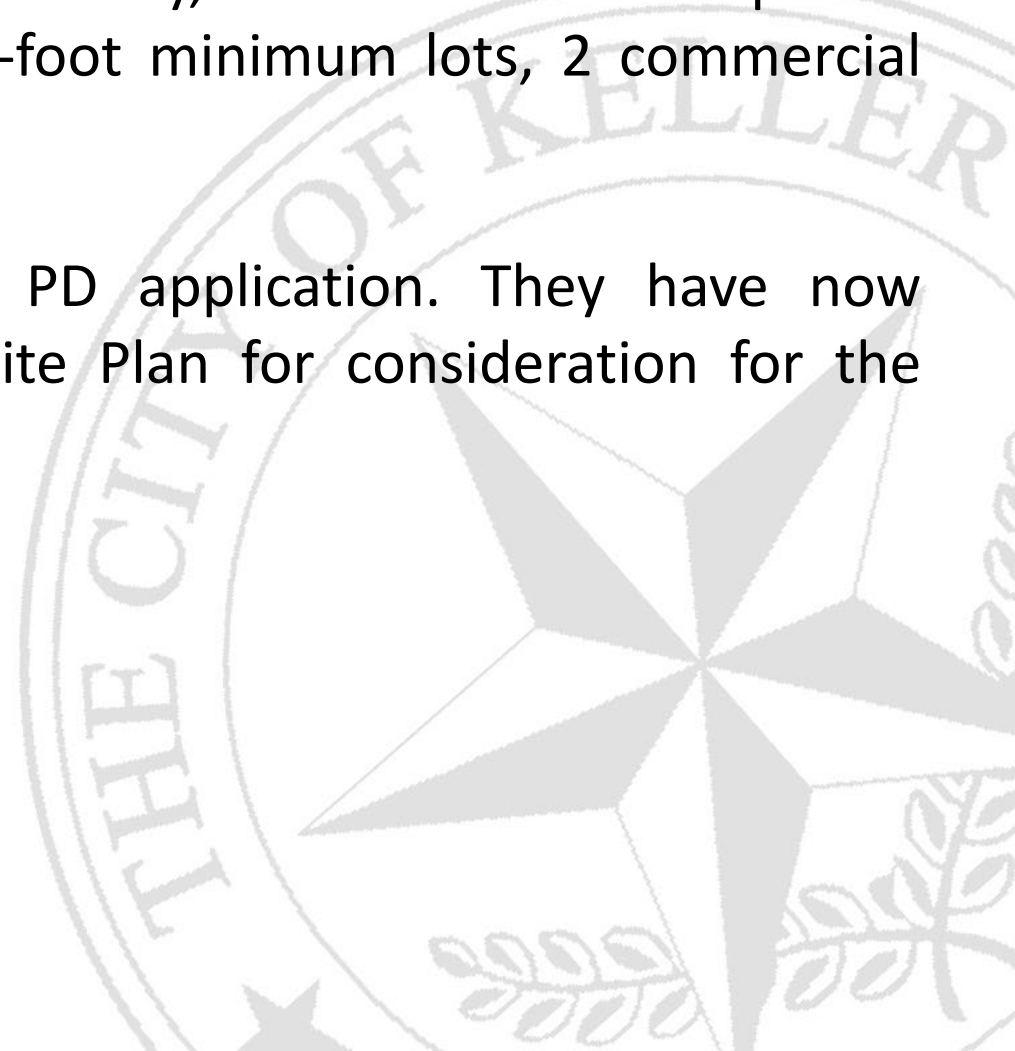


Item H-2

Background:

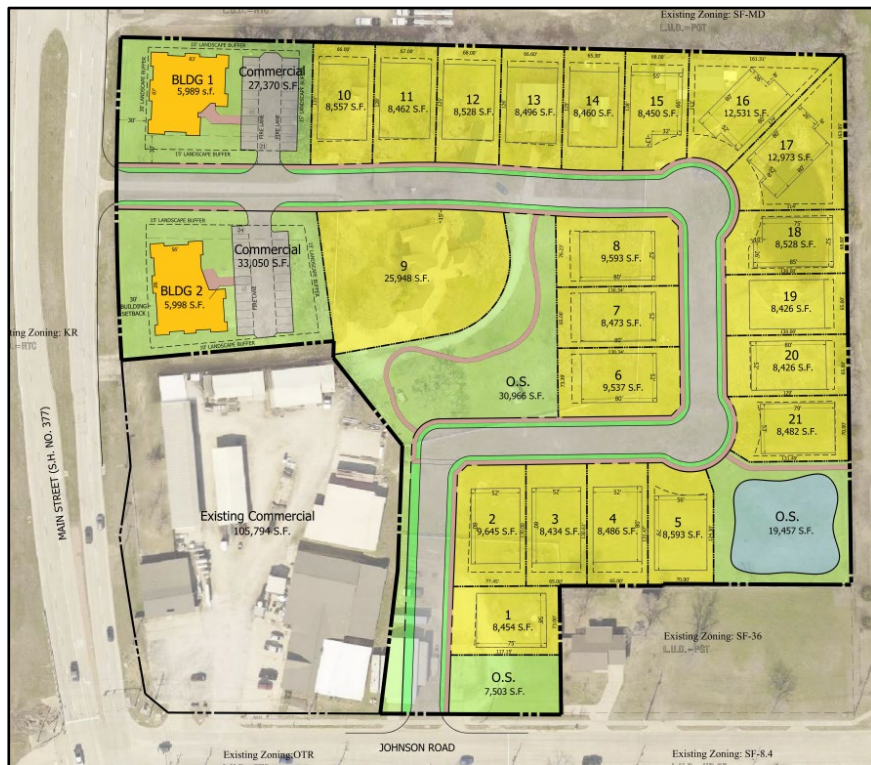
On May 6, 2025, City Council approved PD-2223 for Rosebury, a Mixed-Use development consisting of 21 single-family residential 8,400-square-foot minimum lots, 2 commercial lots and 3 open space lots.

The Applicant provided conceptual plans with the PD application. They have now completed the design work to propose a Detailed Site Plan for consideration for the residential portion of the PD.



Item H-2

Because Rosebury is a PD, the Detailed Site Plan must be approved by City Council if not provided along with the concept plan at the time zoning is approved.



PD Concept Plan



Detailed Site Plan

Item H-2

Site Layout:

The site plan layout mostly conforms to the Rosebury concept plan approved in 2025. It includes 21 single-family residential 8,400-square-foot minimum lots, 1 commercial lot, 1.33 acres of open space, landscaping, entry features, streets and sidewalks, all conforming to the approved Design Standards or regulations in the UDC.



Item H-2

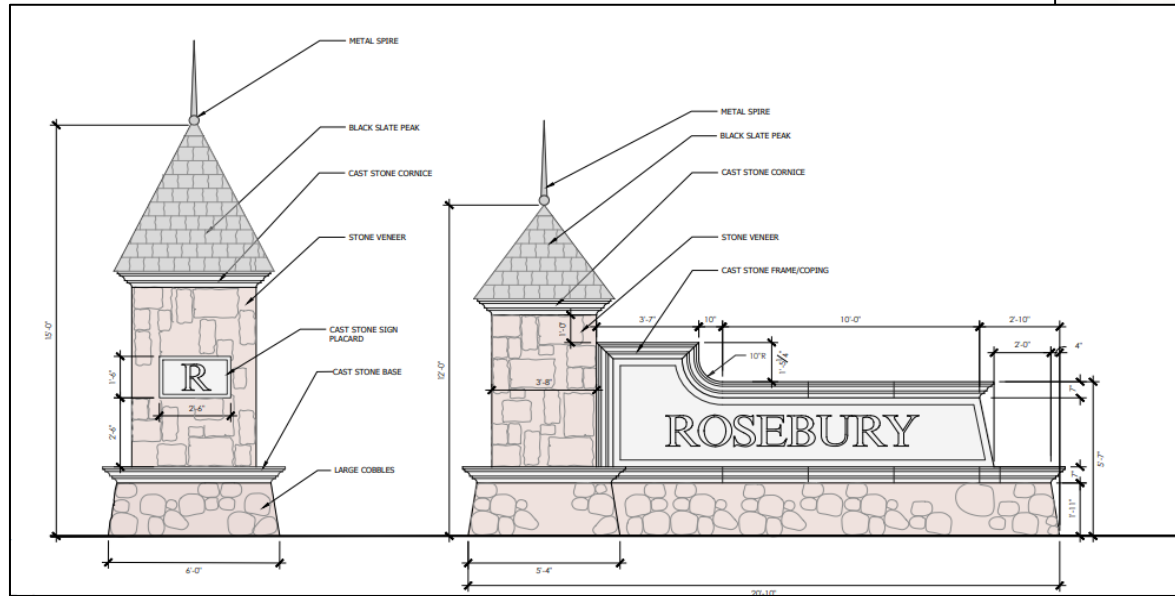
Ingress/Egress:

There is one point of access for this subdivision located off Johnson Road. The original proposed concept plan showed two points of ingress/egress: one off North Main Street/U.S. Hwy. 377, and one located off Johnson Road.

However, after discussions with TxDOT, the access point off U.S. Hwy 377 was removed, and the residential street was terminated in a cul-de-sac. The originally proposed 2 commercial lots were also combined into one lot to accommodate this change.



An aerial photograph of a residential lot, overlaid with a color-coded map. The lot is divided into two main sections: a yellow-shaded area at the top labeled '1' and '8,454 S.F.', and a green-shaded area at the bottom labeled 'O.S.' and '7,503 S.F.'. The yellow area contains a dashed rectangular outline. The green area contains several stylized green tree icons and a small white square icon with a cross. A black dashed line separates the two sections. To the left of the lot is a road with a blue car icon and a white car icon. A red line runs along the left side of the lot. The bottom of the image shows a pinkish-red area, possibly a sidewalk or road edge.



Excellence • Integrity • Service • Creativity • Communication

Item H-2

Citizen Input:

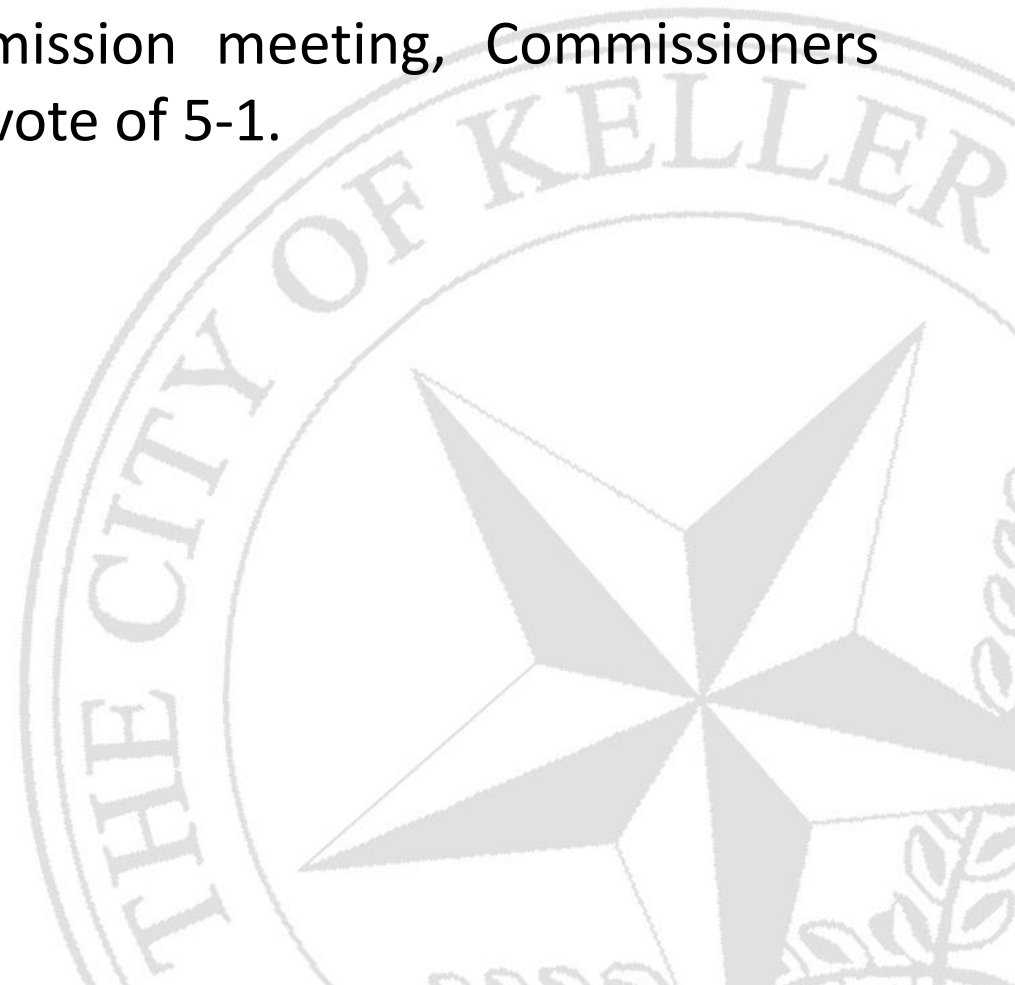
A Detailed Site Plan application does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

The public had an opportunity to speak on this agenda item at the “Persons To Be Heard.”

Item H-2

Planning and Zoning Commission Recommendation:

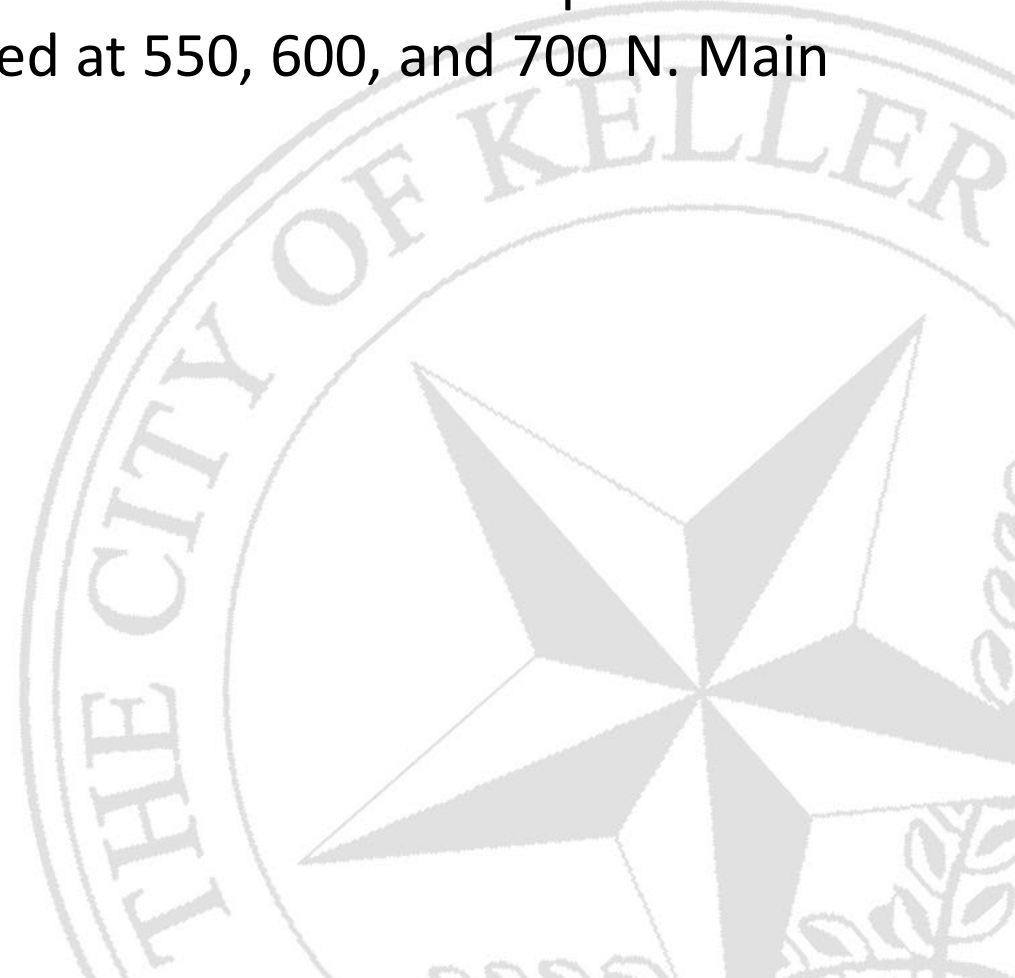
At the Jan. 27, 2026, Planning and Zoning Commission meeting, Commissioners recommended approval of the Detailed Site Plan by a vote of 5-1.



Item H-2

Request:

Consider a resolution approving a Detailed Site Plan for the residential portion of the Rosebury Planned Development (PD-2223) located at 550, 600, and 700 N. Main Street.



Item H-2

The City Council has the following options when considering a recommendation for a Detailed Site Plan:

- 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?
Alexis Zimmerman
817-743-4130