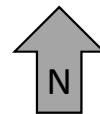
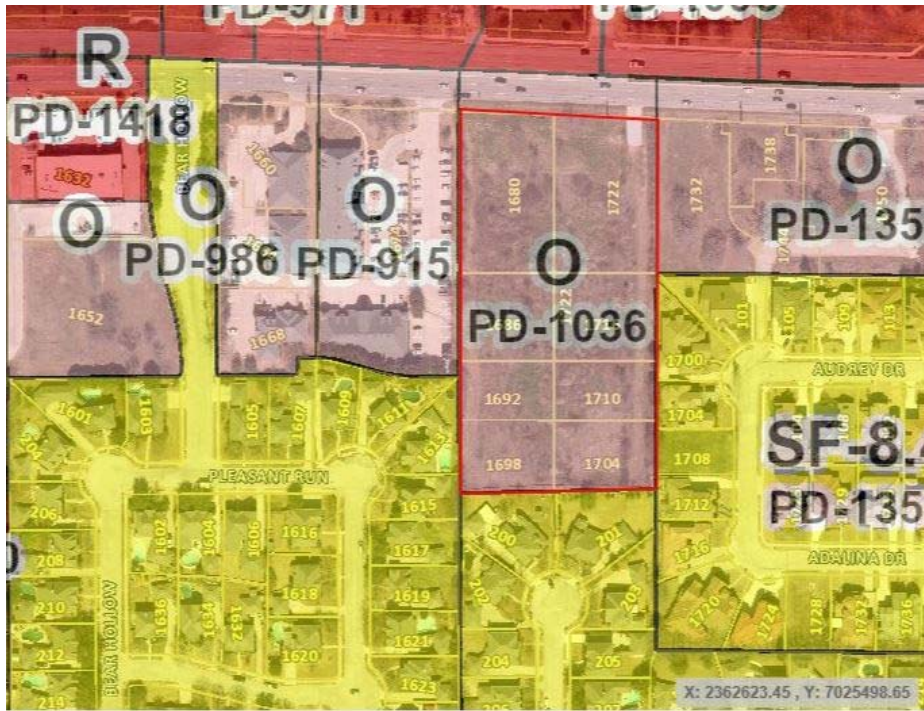


Item H-1

PUBLIC HEARING: Consider approval of an ordinance for a Planned Development Amendment from PD-O (Planned Development-Office) to PD-O (Planned Development-Office), amending the Bloomfield Office Park (Ordinance No. 1036), an office development located on a 4.15-acre tract of land, Bloomfield Addition, Lots 1 through 8, block A, amending lots 1 and 5, allowing the buildable area to increase no greater than 8,612 square feet, and to allow the building peak to increase no greater than 39 feet, with an average build height of 30 feet, on the south side of Keller Parkway (FM 1709) approximately 400 feet east of Bear Hollow drive, 1722 Keller Parkway (FM 1709), zoned PD-O (Planned Development-Office), 170 Players, LLC, owner/applicant. (Z-18-0004).

Item H-1 Zoning Map

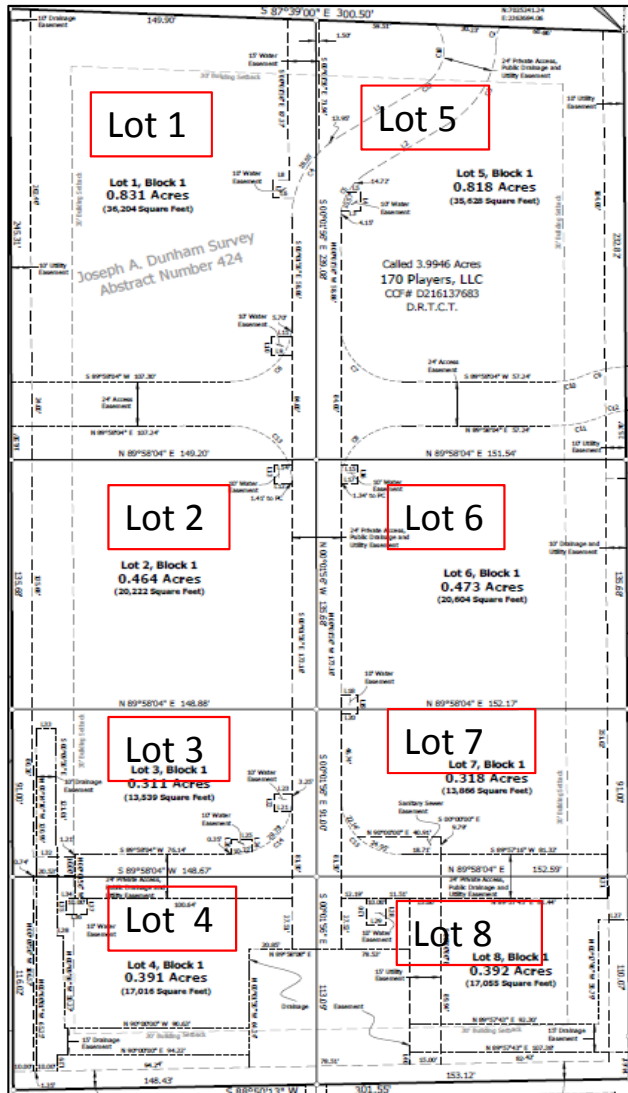


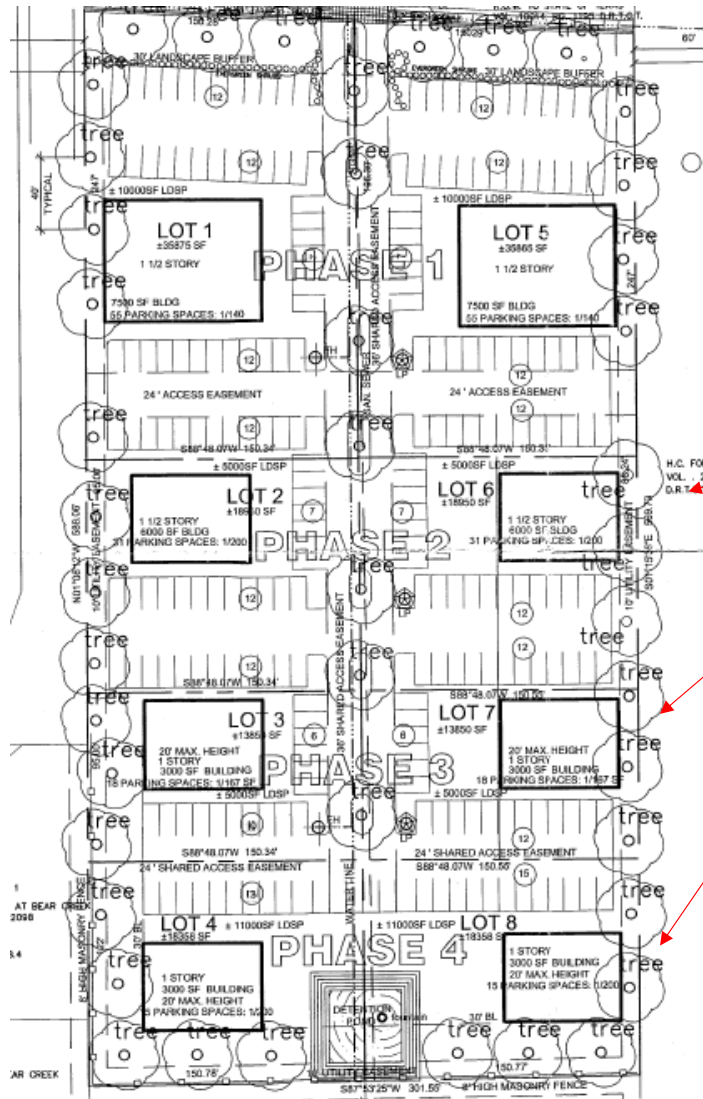
Item H-1
Aerial View



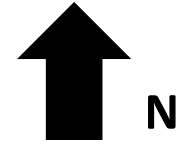
Item H-1

This is the plat that divided the property into 8 individual lots. This was approved on February 26, 2018.

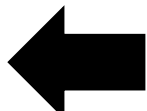




H-1



- In the concept plan, the side setbacks for the proposed buildings on Lots 6-8 did not have residential development to the east of the property.

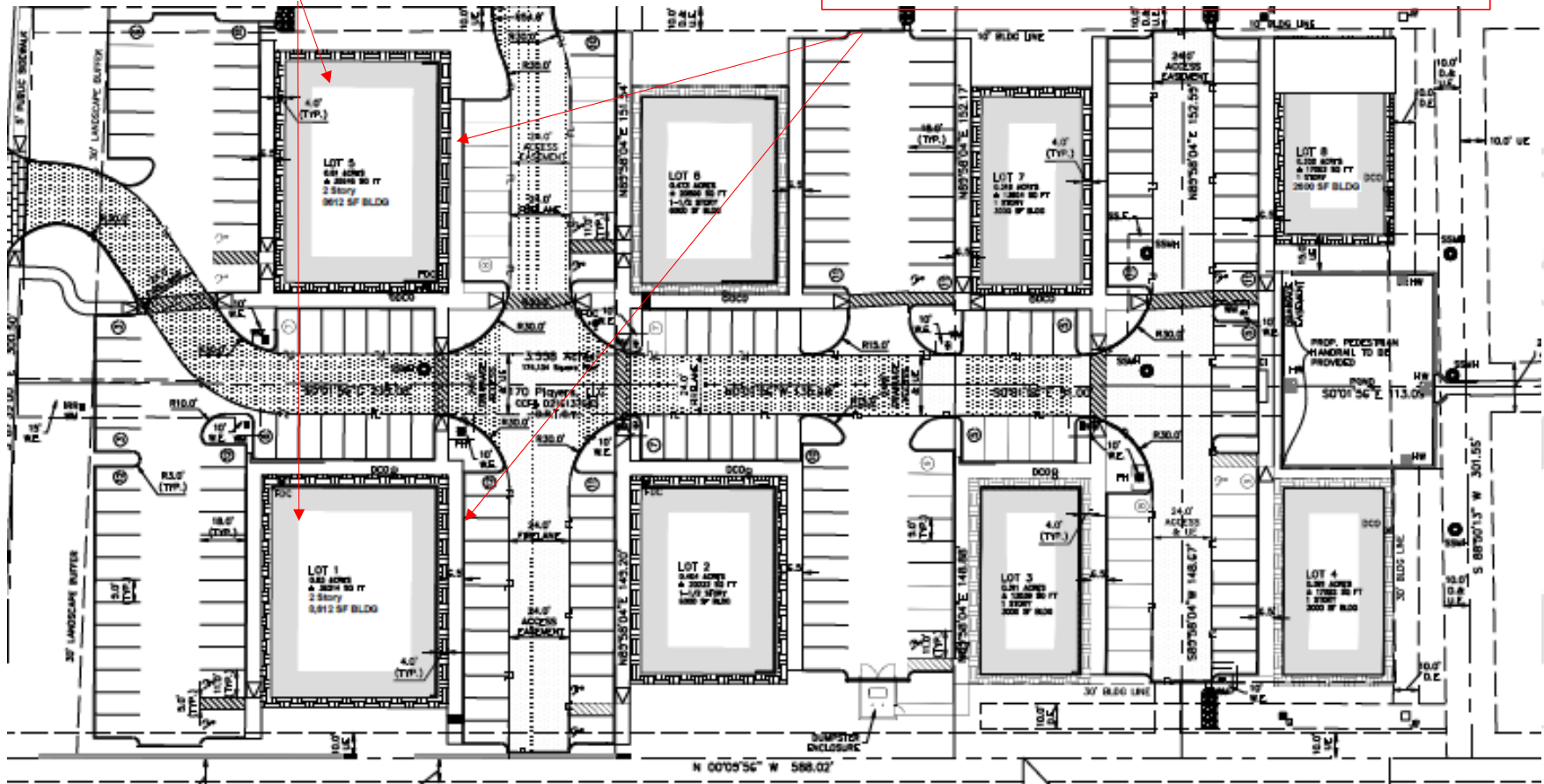


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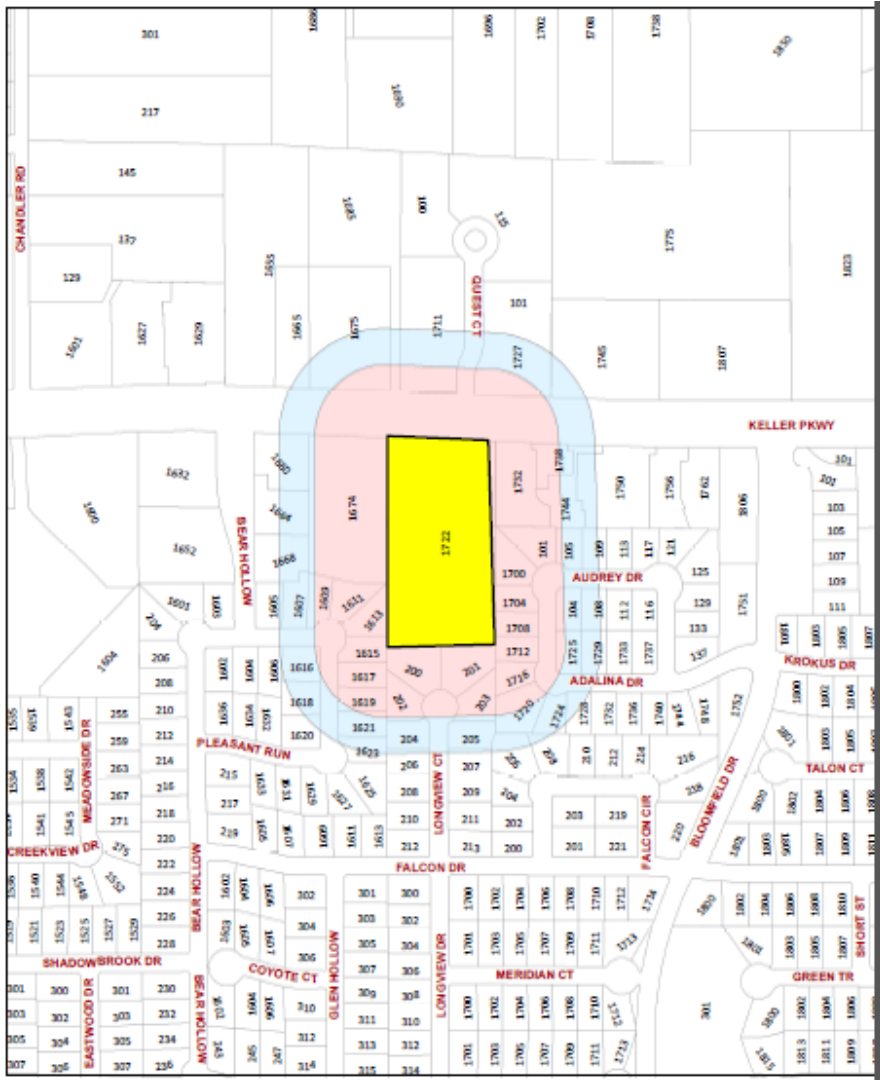
Bldg.'s 1 & 5, not to exceed
8612 Gross SF.

H-1

Roof height for Bldg.'s 1 & 5 not to exceed
30' and a roof peak not to exceed (35')



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Item H-1

- On November 30, 2018, the City mailed out 48 letters of Notifications for a Public Hearing to property owners within 300' of this subject property.
- Staff also posted a public hearing notice sign on the subject property.
- As of December 18, 2018, Staff has received no opposition.

Item H-1 Analysis

The applicant has met the requirements of the UDC for this Planned Development Amendment.

Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request, City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6). Any other factors which will substantially affect the health, safety, morals, or general welfare.

Item H-1 Professional Analysis and Opinion

Staff is in **support** of the proposed Planned Development Amendment.

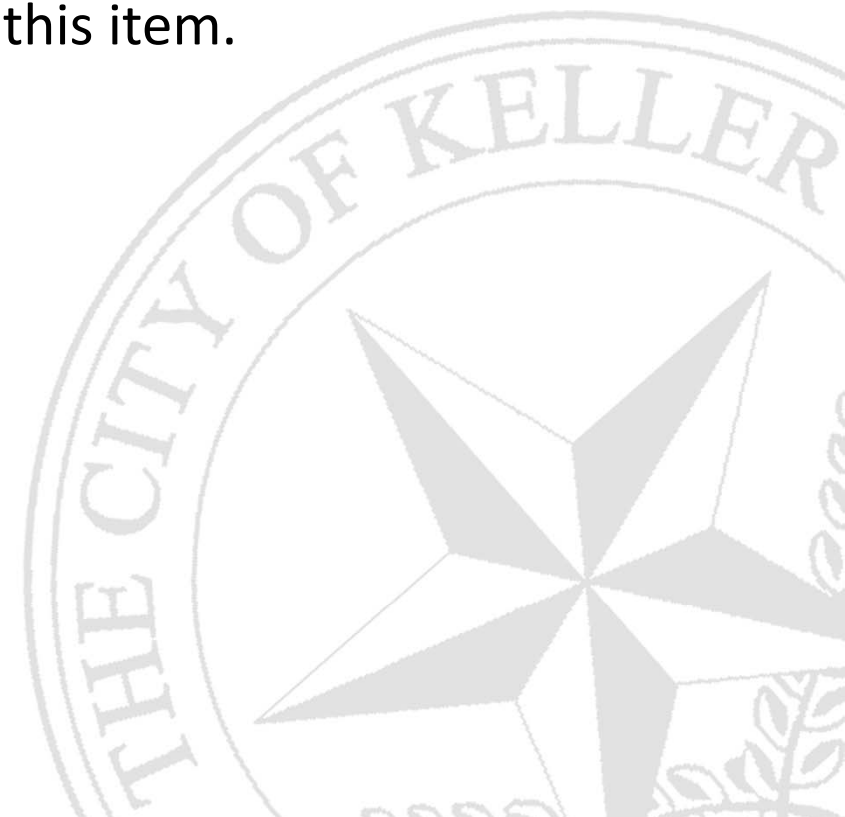
The applicant's proposed buildings will be compatible with adjacent residential areas, with building heights not to exceed one story. Furthermore, the buildings will be compatible with the style and atmosphere of commercial structures on adjacent properties.

Staff forwards this Planned Development Amendment to City Council for their consideration with the following conditions:

1. The buildings on Lots 1 and 5 shall be two story, limited to an architectural peak not to exceed thirty-five feet (35') and a build height not to exceed thirty feet (30').
2. The buildings on Lots 1 and 5 shall not exceed 8,612 gross square-feet.
3. The building to be constructed on Lot 8 shall be restricted to Office Use Only.

Item H-1 Planning & Zoning Commission Action

On December 10, 2018, the Planning & Zoning Commission voted unanimously (7-0) to recommend approval of this item.



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Item H-1 City Council Action

The City Council has the following options when considering a PD amendment:

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



Questions?
Scott Bradburn
817-743-4125

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