

## MEMORANDUM

**TO:** Claire Powell, City Manager  
**FROM:** Richard E. Luedke, AICP, Planning Director  
**DATE:** January 9, 2023  
**SUBJECT:** **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Planned Development Multi-Family 3 (PD-MF3) District to Planned Development Estate Townhouse (PD-ETH) District; on an Approximately 16.719-Acre Tract of Land out of the A. Singleton Survey, Abstract Number 1138; Located at on the Northwest Corner of Lady Tessala Avenue and the Essex Drive Extension; as Requested by Brian Dench, P.E. of LandDesign Inc., On Behalf of Eric Stanley, of Breco Lands CH LLC, the Property Owner (Case No 22-08-6-PZ).**

### **BACKGROUND:**

On January 3, 2022, City Council adopted the Castle Hills Planned Development (PD) District that incorporated all provisions of the Castle Hills Development Agreement along with the variances to the agreement approved since 1996. The PD was adopted to ensure that zoning in Castle Hills was tailored to match existing development and that future development is compatible and consistent with existing development. The subject property is in The Realm Subdistrict of Castle Hills and is zoned PD-MF3 allowing for multi-family development. The applicant is seeking approval to change the base zoning district to ETH for a single-family development of 12 lots. The Planning and Zoning Commission recommend unanimous approval (4-0) on December 20, 2022.

### **ANALYSIS:**

The PD-ETH zoning district allows for single-family detached or attached dwelling units. A 12-lot detached single-family development is proposed with this zone change. Please see the attached exhibit for details.

The Castle Hills PD is written to allow changes to base zoning districts following our standards zoning process per Sec. II.A. Base District Rezoning and Amendments. This section requires an amended concept plan for the affected subdistrict. The concept plan adopted with the Castle Hills Planned Development presented this area as an open space with natural drainage, which will be modified to accommodate these lots. A revised concept plan is provided designating this area as 12 single family lots.

### **CITY STAFF'S RECOMMENDATION:**

That City Council approve the ordinance as set forth in the caption above.