



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 16, 2018

Re: The Colonies Lot 101 & 102 PD Plan - SOI Revision (Case #18-68)

Executive Summary

Approval will revise an existing Statement of Intent for the PD-zoned property to allow Personal Services, General as a permitted use.

Discussion

Jaime Coleman (agent) on behalf of Pompie LLC (owner) is requesting to revise the Statement of Intent (SOI) governing the allowed uses upon property known as "The Colonies Lot 101 & 102 PD Plan" so as to add "Personal Services, General" as a permissible use. The 1.1-acre property is located on the east side of Colony Drive (private), approximately 400 feet north of the Forum Boulevard and Katy Lane intersection, and is commonly addressed as 2614 Forum Boulevard.

When the site was rezoned to O-P in 1988, the ordinance did not include a formal statement of intent, which is now required, but did include a list of permitted uses. As part of the process of revising the permitted uses upon the site, a statement of intent has been submitted that incorporates the permitted uses that were previously approved as well as the newly requested use – Personal Services, General. The property currently has an approved PD plan as well, which is attached.

Addition of the proposed use to the site's permitted use list would allow establishment of businesses that provide individual services related to personal needs (i.e. barber and beauty shops, dry cleaning, photographic services and studios, shoe repair, etc.) directly to customers at the site of the business. While this new use is more commercialized in nature than the currently permitted professional office uses, its addition is not believed to be a dramatic departure from the allowed uses in C-P portion of the overall Colonies development. Additionally, the site is not adjacent to residential uses and is not anticipated to create higher demands on infrastructure such as parking.

The Planning and Zoning Commission considered this request at its meeting on March 22, 2018. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke regarding the request. Following the public hearing and limited discussion, the Planning and Zoning Commission voted (7-0) to recommend approval of the SOI revision.

The Planning Commission staff report, locator maps, applicant letter, Statement of Intent, Ordinance #12038 with permitted use list, previously approved *The Colonies Lot 101 & 102 PD plan*, and meeting minutes excerpts are attached.



Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
9/4/2007	Approved <i>The Colonies Lot 101 & 102 PD plan (Ord. #19646)</i>
10/3/1988	Approved rezoning to O-P (now PD) with permitted uses. (Ord. #12038)

Suggested Council Action

Approve the revised Statement of Intent to allow Personal Services, General as a permitted use as recommended by the Planning and Zoning Commission.