



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 19, 2018

Re: Crosscreek Center C-P Development Plan, Lot 105 – Major Amendment (Case #18-43)

## Executive Summary

If this request is approved it will result in a major amendment to the existing 2008 development plan for Crosscreek Center for Lot 105. The proposed amendment changes the size, use, parking, landscaping and site layout previously authorized on Lot 105 from a banking facility to a mixed-use office, restaurant, and retail building.

## Discussion

Crockett Engineering Consultants, LLC (applicant), on behalf of Build Taco, LLC (contract purchaser), is seeking approval of a major amendment to the C-P Plan for Crosscreek Center, Lot 105. The proposed development plan amendment revises the building size, use, parking, landscaping and site layout for Lot 105.

The Crosscreek Center development plan was approved in 2008 (with an administrative revision in 2009) and the statement of intent (SOI) was last revised in 2012. The existing development plan shows a bank on Lot 105. The amended plan shows a larger, mixed use building that would permit office, restaurant and retail uses which are permitted per the existing SOI.

The building expansion adds an additional story and 12,475 square feet to the previously approved site plan. The new building will consist of 9,000 square feet per story versus the original plan's one-story, 5,525 square foot building. The amended plan reflects 43 additional parking spaces per current UDC requirements, removes the previously shown ATM aisles, and adds 13 trees to meet UDC landscaping standards.

Major amendments to development plans are required to meet all current UDC requirements unless an applicant seeks modification of specific standards. The applicant has not requested any UDC provision be modified a part of this request. Unique to the Crosscreek Center development is a set of separate design standards and use restrictions that were negotiated as part of a developer and adjacent property owner mediation process. The two neighborhood associations that participated in the mediation process, Timberhill and Shepard Blvd., were contacted by the applicant and noticed by staff of the proposed amendment. The Timberhill Association has indicated no issues with the revised plan. The Shepard Blvd. Neighborhood Association President provided correspondence to the neighborhood listserv providing notification of the proposed amendment and no comments for or against the change were received by staff.



At its February 22, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. No members of the public spoke and there were no questions by the Commission. The Planning and Zoning Commission voted (8-0) to recommend approval of the development plan amendment.

A copy of the Planning and Zoning Commission staff report, locator maps, the Crosscreek Center Lot 105 Development and Landscape Plan, previously approved Crosscreek Center C-P Plan (amended 2009) and SOI (amended 2012), public correspondence, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, 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
March 5, 2012	Approved an amendment the SOI (Ord. #21255)
August 18, 2008	Approved revised SOI and Approved the Crosscreek Center C-P Plan (Ord. #17606)
September 5, 2006	Approved C-P rezoning (Ord. #019170)
November 15, 2004	Approved C-P rezoning (Ord. #18310)

## Suggested Council Action

Approve the proposed "Major Amendment to the C-P Plan for Crosscreek Center, Lot 105" as recommended by the Planning and Zoning Commission.