



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 15, 2018

Re: Bristol Lake Plat 1, Lot 97 – Rezoning (Case #18-128)

Executive Summary

Approval will result in the rezoning of an existing PD (Planned Development) zoned lot to R-1 (One-family Dwelling District).

Discussion

Crockett Engineering Consultants (agent), on behalf of Valley View Gardens, Inc. (owner), seeks approval to rezone Lot 97 within Bristol Ridge Plat 1 from PD (Planned Development) to R-1 (One-family Dwelling). Lot 97 is shown as being located within the *Bristol Lake Tract 2 PD Plan*. The subject site is located at the northwest corner of Baxley Court and Bradington Drive, and addressed as 4705 Bradington Drive.

The lot was not platted as a buildable lot per note #6 on the plat, and the lot was meant to be replatted along with the redevelopment of the adjacent site, which is being requested per case #18-30. Approval of the rezoning will allow it to be included in the submitted preliminary plat of *Bristol Ridge* (Case # 18-30) as a buildable lot, as intended when it was originally platted with the *Bristol Lake Plat 1*.

The Planning and Zoning Commission considered this request at its meeting on June 21, 2018. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the public hearing. Following the public hearing, the Planning and Zoning Commission voted (9-0) to recommend approval of the rezoning to R-1.

The Planning Commission staff report, locator maps, previously approved *Bristol Lake Plat 1*, previously approved *Bristol Lake Tract 2 PUD 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: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
9/06/2005	Approved the <i>Bristol Lake Plat 1</i> final plat. (Ord. #18663)
6/20/2005	Approved the <i>Bristol Lake Tract 2 PUD plan</i> . (Ord. #18541)

Suggested Council Action

Approve the rezoning of Lot 97 of Bristol Ridge Plat 1 from PD to R-1 as recommended by the Planning and Zoning Commission.