



Planned Development Amendment- The Square

Date: April 6, 2023

To: Chairman and Members of the Planning and Zoning Commission

From: Salvador Gonzalez Jr., Interim Planning Manager

Subject: Consideration and Action for a Request to Amend a Portion of the Planned Development, Alpine at the Square that was approved by City Council on April 16, 2019, amending Exhibit "C" of a Site Plan For 9.569 Acres out of Tract 2A, Block 1, Lot 4, Saginaw Square, Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

Background/Discussion:

The applicant (Winstead) is requesting to amend Exhibit C – Page 2 of 2 of Ordinance 2021-23 (The Square) to adjust a portion of the originally included property to reflect different building footprints for a multi-family project. The use and maximum density are not proposed for amendment—only the layout of the subject property included in Exhibit C. In addition to a revised layout, the proposed Exhibit C amendment reflects two outdoor amenity spaces, an open space area, and a continuous pedestrian path, which is an improvement from the prior design. The proposed Exhibit C would apply only to the subject property, and the remaining property within Ordinance 2021-23's Exhibit C would remain as it is.

Through Development Committee Review, the applicant has addressed all Staff comments. If the request is approved, the applicant can receive administrative approval of a Site Plan, as long as it is in conformance with the governing Planned Development District, as amended.

Staff Recommendation:

Staff recommends approval of the request. The recommendation of the Planning and Zoning Commission will be forwarded to the City Council.

Attachments:

PD Amendment Notice, PD Amendment Ordinance.