

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kelley Frazier, Planning Technician
DATE: February 6, 2013
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the February 25, 2013 Plan Commission meeting.

VARIANCES

1. Consideration of the application of **Salinas Concrete**, requesting approval of a variance to the Screening and Landscaping Standards regarding the landscape buffer, parking lot landscaping and screening adjacent to residential districts on property zoned Industrial (I-1) District. The property is located at 917 East Walnut Street. (File LS 12-03)

ZONING

1. Consideration of the application of **Douglas Properties, Inc.**, requesting approval of 1) a change in zoning from Planned Development (PD) District 70-52 for Apartments, Retail, and Townhouses to a Planned Development (PD) District for Single Family Uses and 2) a Concept Plan. The property is located east of Centerville Road and north of Miller Road. (File 13-01) (Postponed from February 11, 2013)
2. Consideration of the application of **Integrated Real Estate Group**, requesting approval of 1) a change of zoning from Planned Development (PD) District 95-20 for Commercial 1 Uses and Shopping Center District to a Planned Development (PD) District for Multifamily Uses (18 units per acre) and 2) a Concept Plan with conditions. The property is located near the southeastern corner of Lavon Drive and Castle Drive, adjacent to Shorehaven Village III Addition and Shorehaven Village 1st Installment Addition. (File 13-04) (Postponed from February 11, 2013)
3. Consideration of the application of **Winkelmann & Associates**, requesting approval of a Detail Plan for Restaurant on property zoned Planned Development (06-37) District for Shopping Center Uses. The property is located at 1490 Eastgate Drive. (File 13-05)
4. Consideration of the application of **Adekimle Tomeh**, requesting approval of an amendment to Planned Development (90-23) District for Industrial Uses to allow Pharmacy as a primary use. The property is located at 2046 Forest Lane Suite 140. (File 13-06)
5. Consideration of the application of **Leonel Gonzalez**, requesting approval of a change in zoning from Agriculture (AG) District to a Single Family District. The property is located at 5010 – 5014 Country Club Drive. (File 13-07)