

**MEETING DATE:** June 17, 2026

**CITIZENSERVE PERMIT #:** Z26-000009 Rezoning

**PROJECT NAME:** Magnolia Walk East

**APPLICANT / OWNER:** SCP/BPG Magnolia Holdings LLC

**REQUEST(S):** Rezoning of ± 25.36 acres from PDD (Planned Development) to B-1A  
(Extended Business District)

**RECOMMENDATION:** Approval with Conditions

# PROPERTY INFORMATION

# Item #3

**LOCATION:** N of Miflin Rd, E of FBE

**PIN(S):** 17683, 633426

**ACREAGE:** ± 25.36 acres to be rezoned

**CURRENT ZONING:** PDD - Planned Development District

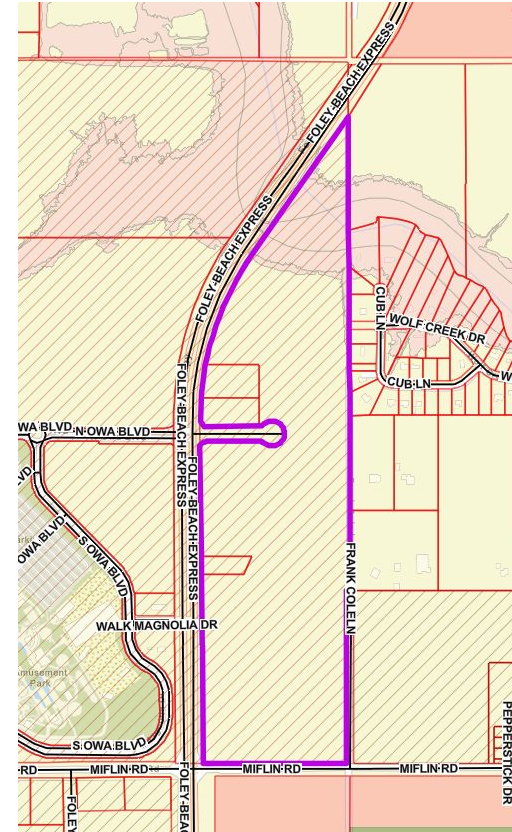
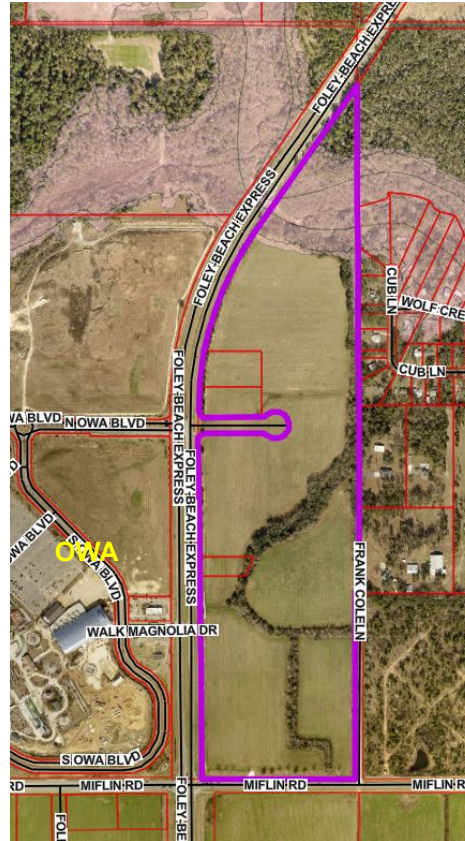
**REQUESTED ZONING:** ± 25.36 ac from PDD to B-1A

**OVERLAY DISTRICT:** FBEOD

**ADJACENT ZONING:** North (PDD); East (PUD & BC Unzoned Dist 34); South (B-1A); West (PDD)

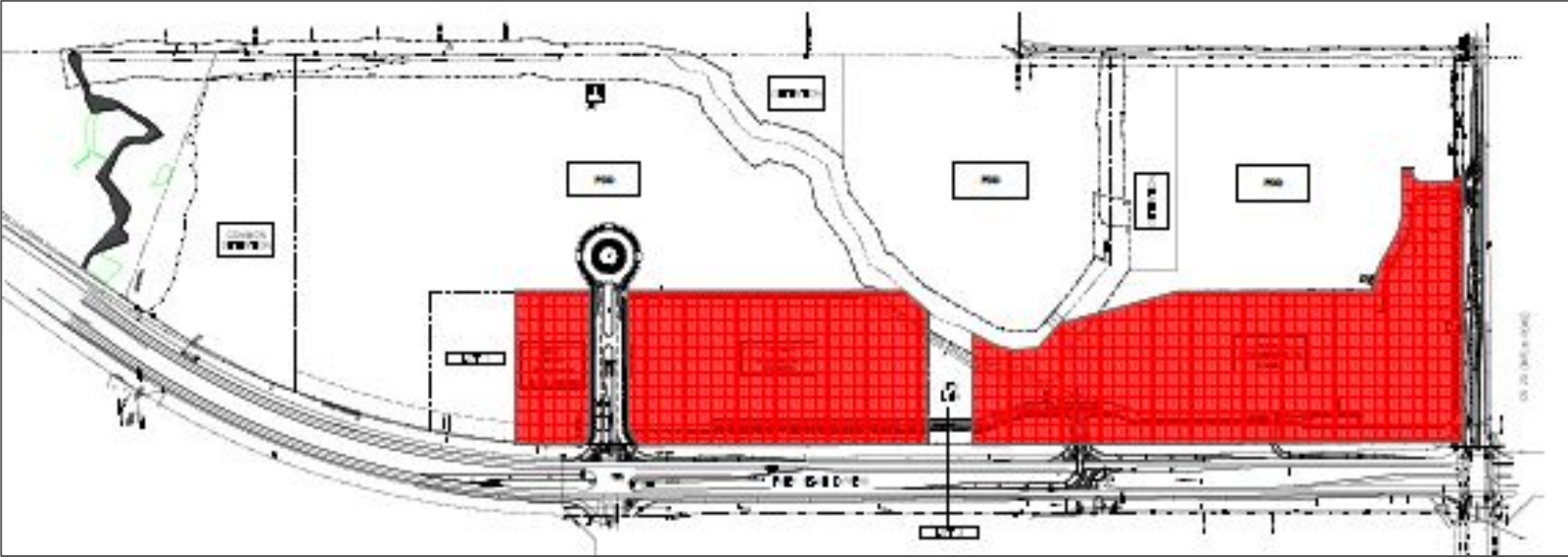
**EXISTING USE:** Commercial

**PLACE TYPE:** Village Center



# PORTION OF PDD TO BE REZONED

Item #3



## **CONDITION(S) OF APPROVAL (Z26-000009)**

1. Planning Commission and City Council approval of PDD26-000004 to modify the Magnolia Walk East PDD Master Plan.