

**MEETING DATE:** June 17, 2026

**CITIZENSERVE PERMIT #:** PDD26-000004 PDD Modification

**PROJECT NAME:** Magnolia Walk East

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

**REQUEST(S):** 1. PDD Modification of the Magnolia Walk East PDD Master Plan  
2. Approval of a Master Signage Plan

**RECOMMENDATION:** Approval with Conditions

# PROPERTY INFORMATION

# Item #2

LOCATION: N of Miflin Rd, E of FBE

PIN(S): 17683, 628052, 633426, 633427

ACREAGE: ± 102 acres - 26 acres  
Revised PDD: ± 76 acres

CURRENT ZONING: PDD - Planned  
Development District

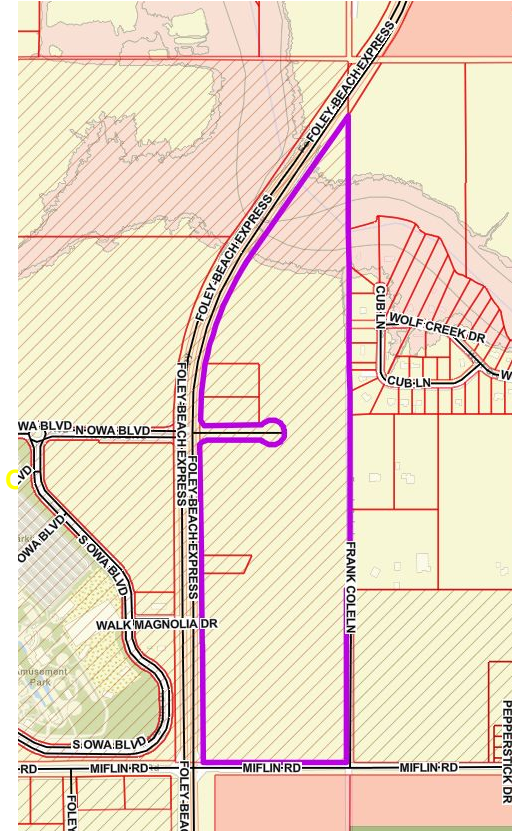
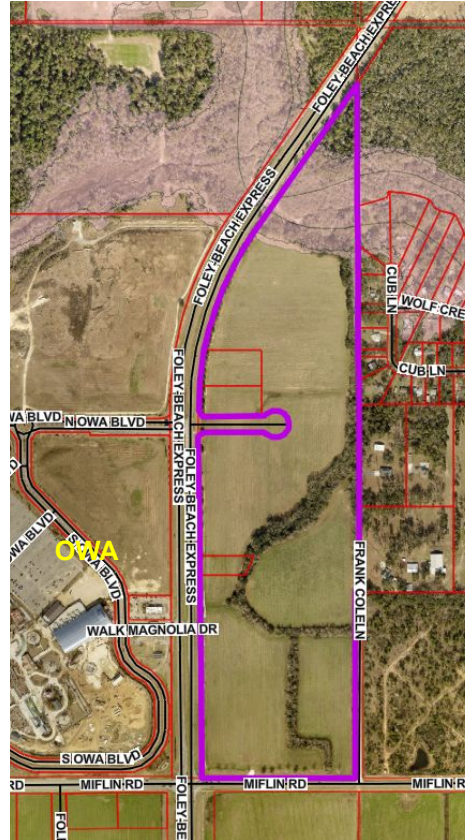
REQUESTED ZONING: PDD + B-1A (Item #3)

OVERLAY DISTRICT: FBEOD

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

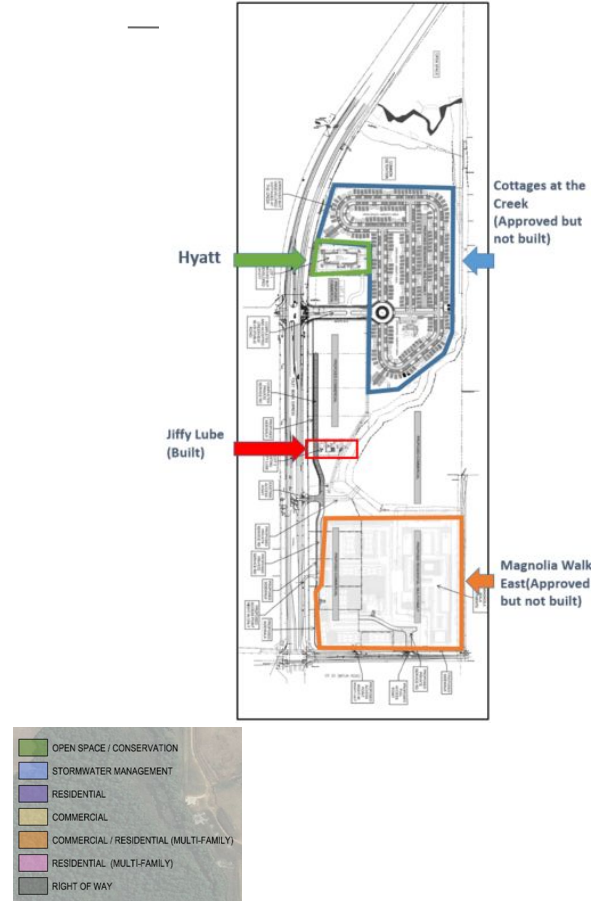
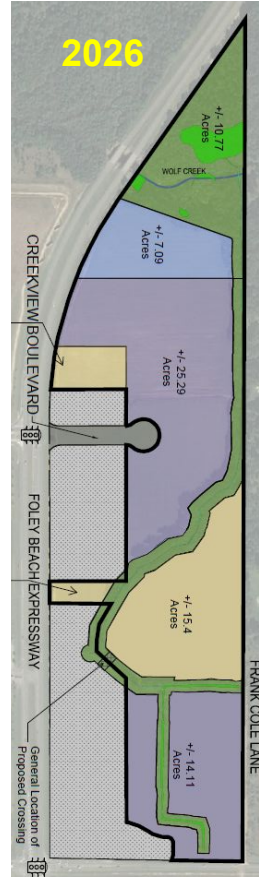
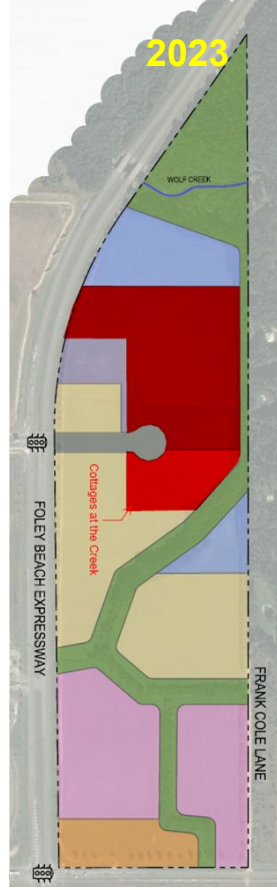
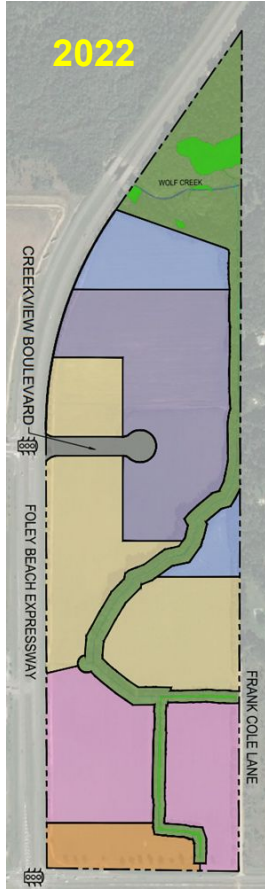
EXISTING USE: Commercial

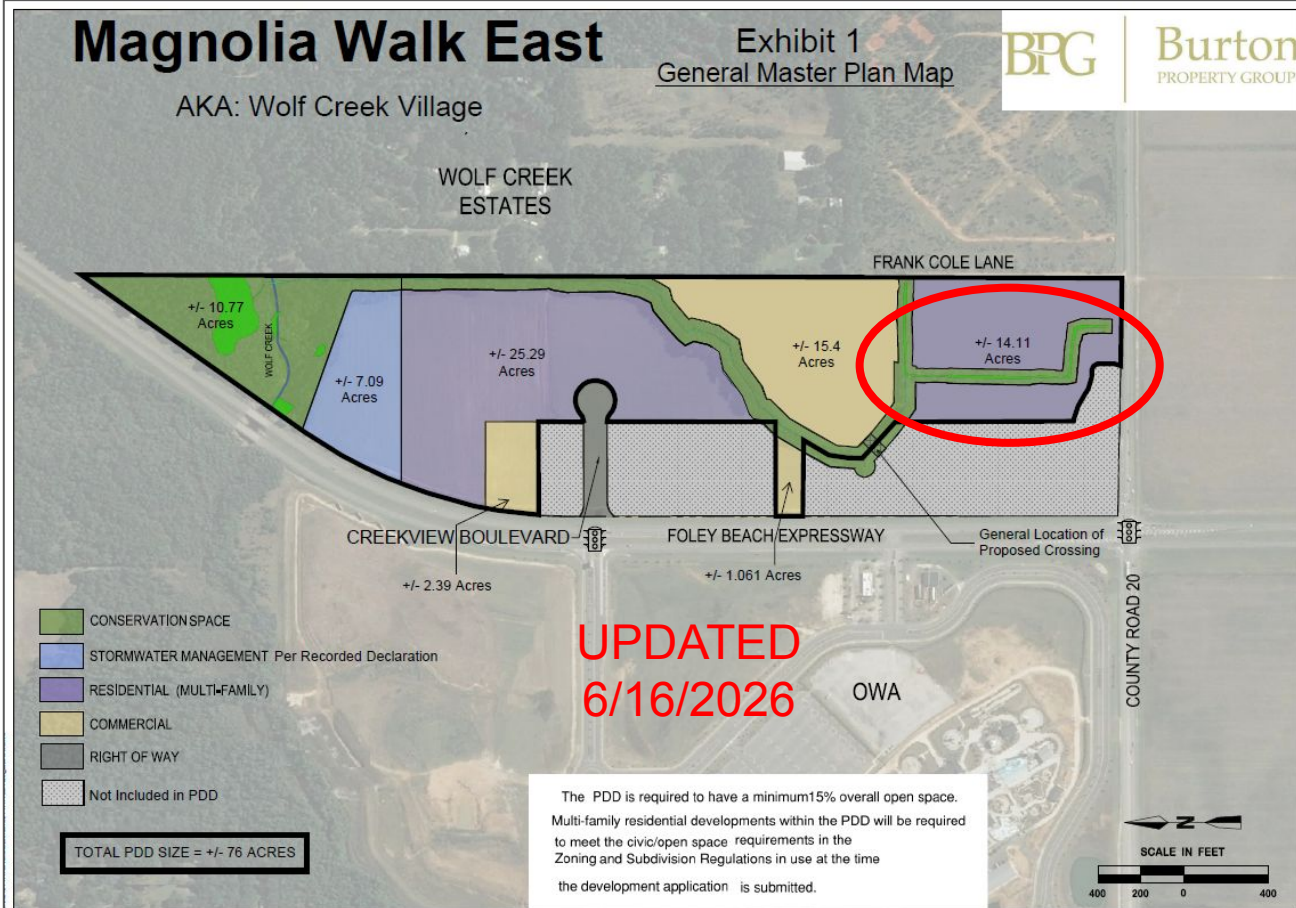
PLACE TYPE: Village Center



# HISTORY OF THE PDD

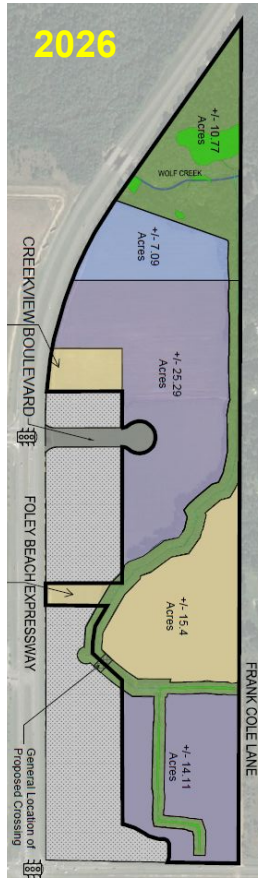
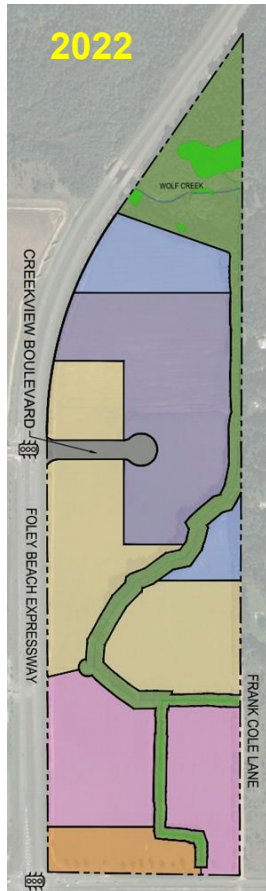
# Item #2





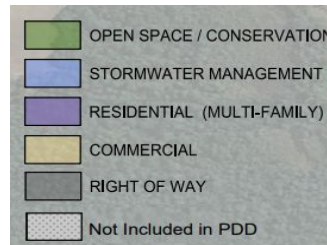
# REQUESTED MODIFICATIONS

## Item #2



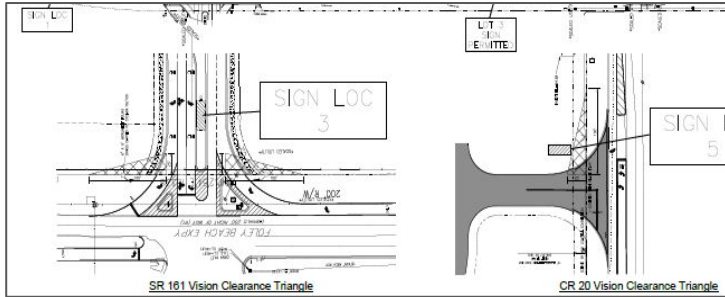
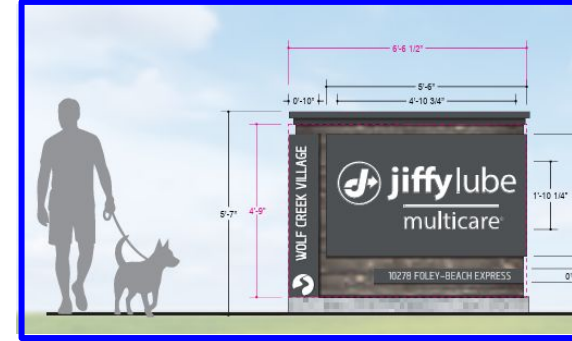
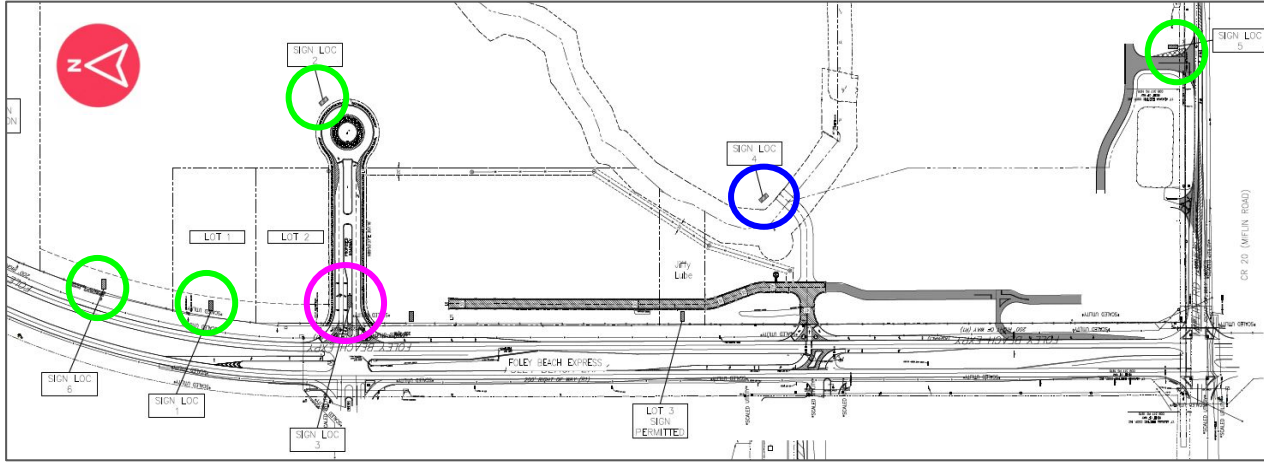
### Requested modifications

1. Reduce the total area of the PDD from  $\pm 102$  acres to  $\pm 76$  acres (see Item #3).
2. Reduce the area dedicated to residential uses (purple and pink on maps)
3. Increase the area dedicated to commercial uses (tan and orange on maps)
4. Clarify the open space requirements (15% overall). Multi-family developments must meet requirements of the Zoning Ord/Subdivision Regs. in effect when each development application is submitted.
5. Reclassify the “Open space/Conservation” area in the north as “Conservation” due to the wetlands, flood zone, and floodway (green on map).



# MASTER SIGN PLAN

# Item #2



## **CONDITIONS OF APPROVAL (PDD26-000004):**

1. City Council approval of PDD26-000009 to modify the Magnolia Walk East PDD Master Plan
2. Planning Commission and City Council approval of rezoning application Z26-000009
3. A minimum of 15% of the total PDD shall be designated as open space. Multi-family residential developments must comply with the civic open space requirements of the Zoning Ordinance and Subdivision Regulations in effect at the time of a complete application submission.
4. Master Signage Plan
  - The location of Sign 3 in the Master Signage Plan is subject to City Council approval allowing for placement of said sign within the ROW of Creekview Blvd and the execution of any written agreement required by the City Council regarding the same. If the location of Sign 3 is denied by the City Council, all other contents of the Master Sign Plan and Master Sign Plan Map shall remain in full force and effect and shall not affect any remaining terms of PDD26-000004.