

RESULT SHEET

Date: 04/08/15

Case No./Name: 10-14Z3 McCoy Villas

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **DENIAL**. However, if the Commission chooses to recommend in favor of the request, staff recommends the following stipulations:

1. A separate easement and driveway shall be provided north of Joy Drive between McCoy Road and the Rainwater Elementary parking lot. No access from the parking lot to Joy Drive shall be allowed. Joy Drive shall not be a thru street.
2. Landscaping shall be compliant with Article XXV of the City's Comprehensive Zoning Ordinance.
3. Alleys shall not be required and front-entry garages shall be allowed no closer than 25 ft. from the front property line.
4. The front building setback shall be a minimum 25 ft.
5. Garage doors shall be clad in stained natural cedar or faux wood.
6. Driveways shall be decorative pavers, exposed concrete aggregate, stained and pattern-stamped, patterned, saw-cut or salt-finished concrete.
7. Carports shall be prohibited.
8. A homeowner's association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to platting the tract. The homeowner's association will be responsible for the improvement and maintenance of all common areas and/or common facilities shown, including perimeter wall, on the Conceptual Site Plan.
9. An "entry ribbon" consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in the street intersection with McCoy Road. Said entry ribbon shall be no less than ten feet (10') in depth, shall extend across the width of the street and shall generally align with the abutting sidewalk.
10. The development shall be in general conformance with Exhibit A.
11. Drainage shall comply with all codes and ordinances.

B. P&Z RECOMMENDATIONS from P&Z meeting: 03/05/2015

Result: **APPROVED** with stipulations /Vote: 5-4 (McAninch, Chadwick, Romo, Kraus opposed)

PLANNING COMMISSION RECOMMENDED STIPULATIONS

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9. The development shall be in general conformance with Exhibit A.
10. Drainage shall comply with all codes and ordinances.
11. The applicant will provide the City with written documentation signed by the School District reflecting the School District's agreement to abandon the existing 30' wide ingress and egress easement extending between McCoy Road and Rainwater Elementary School prior to the zoning case proceeding to the City Council for consideration; and, shall provide the City with the School District's fully executed abandonment of said 30' wide ingress and egress easement contemporaneously with Applicant's plat submittal for McCoy Villas.

C. CC PUBLIC HEARING and ORDINANCE ACTION from CC meeting: 04/07/2015
Result: /Vote: