

Legislation Text

File #: 2014, Version: 1

CC MEETING: May 5, 2015

DATE: April 29, 2015

TO: Leonard Martin, City Manager

FROM: Christopher Barton, Chief Planner

Hold A Public Hearing And Consider An **Ordinance Amending PD-63 To Change The Zoning Of A Certain Tract From The (SF-12/20) Single-Family Residential District To The (SF-TH) Single-Family Townhouse Residential District With Special Development Standards; Amending Accordingly The Official Zoning Map. The Approximately 3.4-Acre Tract Is Located In The Vicinity Of The Southwest Corner Of Frankford Road And McCoy Road. Case No. 10-14Z3 McCoy Villas/Harlan Properties, Inc. Case Coordinator: Michael McCauley.**

BACKGROUND:

This is a request for an amendment to Planned Development No. 63 (PD-63) to change the zoning of a 3.4 acre tract from the (SF-12/20) Single-Family Residential District to the (SF-TH) Single-Family Townhouse Residential District with modified standards to allow a proposed townhouse development.

A companion request for an amendment to the Comprehensive Plan to change the land use designation on this 3.4-acre site from single-family residential detached uses to single-family residential attached uses is also on this agenda (Case No. 03-15MD1 McCoy Villas Comprehensive Plan Amendment).

On April 7, 2015, the City Council continued the case to the May 5, 2015 meeting to allow the applicant time to address Council's concerns. The Council expressed concerns to the front entry garages, utility box locations and the lack of colored building elevations for Council to review.

STAFF RECOMMENDATION/ACTION DESIRED:

On March 5, 2015, the Planning and Zoning Commission recommended **APPROVAL** with stipulations. The attached ordinance reflects the recommendation of the Commission. Because the vote of the Commission was not unanimous and opposition was expressed by some of the adjoining neighbors, this item is being placed on the Public Hearing - Individual Consideration portion of the agenda.