

## Legislation Details (With Text)

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|----------------------|---|----------------------|--------------|--------------|---|
| <b>File #:</b>       | 6156  | <b>Version:</b>      | 1            | <b>Name:</b> | CZO Text Amendments - Reducing Min. Bldg. Ht. in TMTC District - PH |
| <b>Type:</b>         | Public Hearing  | <b>Status:</b>       | Passed       |              |   |
| <b>File created:</b> | 5/22/2023   | <b>In control:</b>   | City Council |              |   |
| <b>On agenda:</b>    | 6/6/2023  | <b>Final action:</b> | 6/6/2023     |              |   |
| <b>Title:</b>        | Hold A Public Hearing And Consider An Ordinance Amending The Text Of Article XX 'Transit Center Regulations, Part 2 (TMTC) Trinity Mills Transit Center District' Of The Comprehensive Zoning Ordinance To Amend Section C 'General District Standards Related To Minimum Building Height'. Case No. PLZT 2023-013 CZO Text Amendment For Minimum Building Height In The TMTC District. |                      |              |              |   |

**Sponsors:****Indexes:****Code sections:****Attachments:** 1. Result Sheet, 2. Technical Comments, 3. Draft 04 06 23 P&Z Minutes, 4. Proposed Ordinance

| Date     | Ver. | Action By    | Action | Result |
|----------|------|--------------|--------|--------|
| 6/6/2023 | 1    | City Council |        |        |

**CC MEETING: June 6, 2023****DATE:** May 25, 2023**TO:** Erin Rinehart, City Manager**FROM:** Loren Shapiro, AICP, Planning Manager  
Marc Guy, Assistant City Manager

**Hold A Public Hearing And Consider An Ordinance Amending The Text Of Article XX 'Transit Center Regulations, Part 2 (TMTC) Trinity Mills Transit Center District' Of The Comprehensive Zoning Ordinance To Amend Section C 'General District Standards Related To Minimum Building Height'.**  
Case No. PLZT 2023-013 CZO Text Amendment For Minimum Building Height In The TMTC District.

**BACKGROUND:**

This is a City-initiated request to amend the text of the Comprehensive Zoning Ordinance to reduce the minimum building height in the (TMTC) Trinity Mills Transit Center District.

Staff recommends reducing the minimum allowed building height from 6 stories to 5 stories due to market and economic trends and conditions, and construction costs.

**STAFF RECOMMENDATION/ACTION DESIRED:**

On April 6, 2023, the Planning & Zoning Commission recommended **APPROVAL** of the proposed text amendments.

The attached ordinance reflects the action of the Commission. Staff recommends approval and adoption of the ordinance.