

Legislation Text

File #: 4387, **Version:** 1

CC MEETING: July 9, 2019

DATE: June 21, 2019

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, AICP, Chief Planner

Hold A Public Hearing And Consider An Ordinance Amending The Zoning On An Approximately 3.1-Acre Tract Zoned PD-158 For The (CC) Corporate Commercial District Located On The Northwest Corner Of Plano Parkway And Charles Road To Amend Planned Development District 158 To Allow For The (SF-TH) Single-Family Townhouse Residential District With Development Standards; Amending The Official Zoning Map Accordingly. Case No. 05-19Z1 Charles Ridge (Zoning).

BACKGROUND:

This is a request for an amendment to PD-158 to rezone the property from (CC) Corporate Commercial to the (SF-TH) Single-Family Townhouse Residential District. The proposed zoning would allow 24 townhouse units instead of retail, office and a convenience store with fuel pumps.

A companion case to amend the Comprehensive Plan Future Land Use Map for the same tract is also on this agenda as Case No. 05-19MD1 Charles Ridge - Comp Plan. The map amendment for the Comprehensive Plan is necessary prior to approving this zoning request.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current or future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

On June 6, 2019 the Planning and Zoning Commission recommended **APPROVAL** of the request by a 7-2 vote with an added condition that an interior gate must be installed due to safety and privacy concerns. The Commissioners in opposition were against adding townhouses in the area and desired more masonry screening along Plano Parkway for security purposes.

Three public comments were received from property owners that were within the notification area (200 feet from the rezoning site). Two owners from the same property were in opposition and another cited concerns about lighting, traffic, and privacy. The Warmington Meadows HOA president indicated support for the request along with most residents he was in contact with in the neighborhood after the applicant met with the homeowners and addressed earlier concerns.

Staff recommends approval with stipulations and adoption of the proposed ordinance. The ordinance includes the Commission's added stipulation for the gate.

