



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 12, 2023

Reference: Consider approval of an Ordinance for PD-213R7-H, Live/Work, a zoning change request from PD-213R6-H (Planned Development-213 Revision 6 – Historic) to PD-213R7-H (Planned Development-213 Revision 7 – Historic)) to revise the Detail Site Plan for the five, two-story live/work buildings by enclosing the outdoor alcove area (70-sf); allowing up to 800-sf of retail use for each building; and allowing the west porches for buildings A, C, and E to have a covered gabled roof, 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane, and authorizing the Mayor to sign.

2040: Create Business & Innovation Nodes

Introduction:

The purpose of this agenda item is to request that City Council approve an Ordinance for Case PD-213R7-H, allowing for changes to the building: a) the ability to enclose the 70-sf alcove on the south side of the buildings; b) the ability to extend the roofline on buildings A, C, and E over the second-floor balcony; c) to allow the option of up to 800-sf of retail/service use on the first floor per building, and authorizing the Mayor to sign.

Background:

On October 19, 2023, The Planning and Zoning Commission recommended unanimous approval of this zone change request. On November 14, 2023, City Council approved this request subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. Submit draft HOA documents for City Attorney review prior to new building permits.

Benefit to the Community:

Additional residential and working options.

Legal Review:

The City Attorney drafted the Ordinance for approval.

Fiscal Impact:

None

Recommendation:

The Community Development Department recommends approval of the Ordinance.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Site Plan
4. Exhibit E – Revised Elevations