



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 11, 2014

Reference: Ordinance for Case No. PD-265-TH-1, Canterbury Court, to allow 15 single-family lots and two (2) common area lots on three (3) acres of property located on the north side of East Belt Line Road approximately 1,700 feet west of Moore Road.

2030: **Sense of Community, Special Place to Live**

Introduction:

The initial request was for 22 single family lots on a cul-de-sac street on this three-acre parcel of land located between Belt Line Road and the DART R.O.W. There were significant issues relating to density, access, buffer enhancement, lot design, landscaping and screening. The applicant revised the plan and reduced the density to address Staff's and Planning and Zoning Commission's concerns.

Analysis:

On February 11, 2014 Council unanimously approved this PD request, subject to the PD conditions as included in the Ordinance.

On January 16, 2014 the Planning and Zoning Commission unanimously recommended approval of this PD subject to various conditions.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

Ordinance with Exhibits A-G.