



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: January 12, 2021

Reference: Consider approval of an Ordinance for PD-304-H, to allow for two residential units on 0.442 acres of land located on the west side of S. Coppel Road, approximately 175 feet south of W. Bethel Road, and authorizing the Mayor to sign.

2030: Enhance the Unique “Community Oasis” Experience

Executive Summary:

This request is to allow the construction of two, two-story residences at 713 and 715 S Coppel Road. One is proposed to be 3,880 square-feet and one to be 4,190-square feet. The architect has designed this project in a manner which is consistent with the Main Street project and the recently constructed house to the south

Analysis:

On December 8, 2020, the City Council, approved this zoning change subject to the following conditions:

1. Detailed engineering review to take place with engineering permit submittal. For engineering review, submit site plan and plans for paving, grading, utilities, and erosion control
2. Submit a copy of the proposed private easements prior to plat recordation.

On November 23, 2020, the Planning and Zoning Commission recommended APPROVAL of PD-304-H subject to the following conditions (Items 3 through 5 were revised and therefore were not conditions of the recommendation at City Council):

1. Detailed engineering review to take place with engineering permit submittal. For engineering review, submit site plan and plans for paving, grading, utilities, and erosion control
2. Submit a copy of the proposed private easements prior to plat recordation.
3. Ensure the landscape island reconfiguration to accommodate the shared drive is indicated on the Landscape Plan as shown on the Site Plan, and the plant materials are labeled.
4. Ensure all plans have the same easements and the same driveway configuration off Burnet Street.
5. Label all colors and materials on each building elevation.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D - Tree Survey
6. Exhibit E - Building Elevations
7. Exhibit F - Private Mutual Access Easement
8. Exhibit G - Private Drainage, Utility and Maintenance Easement