



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: June 11, 2013

Reference: PD-108R11-H, Old Town (Main Street), Phase II, to establish a Detail Site Plan for 64 patio-home lots and four common area lots on 8.64 acres of property located on the northeast corner of South Coppell Road and the drive leading to the Service Center

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

Introduction:

The applicant is requesting a rezoning to allow the construction of the second phase of the patio homes that are currently being developed on the west side of Coppell Road.

Analysis:

On May 16, 2013, the Planning & Zoning Commission recommended approval of this request, subject to the following conditions:

1. There will be additional comments during detailed engineering plan review.
2. Park Development fees are \$1,285 per unit.
3. Tree Removal Permit is required prior to the start of construction.
4. Include details of masonry wall.

Legal Review:

This item did not require City Attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends Approval

Attachments:

Staff Report with Site Plan, Landscape Plan, Tree Survey and Typical Elevations