



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 14, 2021

Reference: Consider approval of an Ordinance for PD-231R-H, a zoning change request from PD-231-H (Planned Development-231-Historic) to PD-231R-H (Planned Development-231 Revised-Historic), to change from a Planned Development, which was never constructed, and allow the tracts to continue their use as residential within the existing residential structures, located on three tracts of land totaling approximately 0.434 acres, located at 528 and 532 S. Coppell Road, and authorizing the Mayor to sign.

2040 Pillars: Enhance the Unique “Community Oasis” Experience

Executive Summary:

These are two ordinances resulting from Council approval of a rezoning of the property from a Planned Development allowing for an office, a residence and shared parking to revert to the existing conditions- two single family residences. This will allow the existing development to exist as is and if burned or destroyed, to be rebuilt. However, this would not be allowed to be expanded. A redevelopment of the property beyond the boundary of the existing footprints would require a new PD zoning. Each lot will have a separate PD Ordinance (PD-231R1A-H & PD-231R1B-H), which will alleviate the need for both property owners to join in a future zoning application.

Analysis:

On October 21, 2021, the Planning and Zoning Commission unanimously recommended approval of the request subject to the correct deed information being shown on the plans which has since been rectified.

On November 9, 2021, the City Council approved the request (7-0).

Legal Review:

City attorney drafted the ordinances.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. PD-231R1A- H Ordinance
2. PD-231R1A- H Exhibit A (Survey)
3. PD-231R1B-H Ordinance
4. PD-231R1B-H Exhibit A (Deed)
5. PD-231R1B-H Exhibit B (Site Plan)