



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: May 12, 2015

Reference: Consider approval of Case No. PD-250R20-H, Old Town Addition (Main St), PH III, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) to PD-250R20-H (Planned Development-250 Revision 20-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 11 single-family lots fronting Hammond Street, one common area lot (access and utility easement) and to revise the development conditions on three retail lots fronting W. Main Street on approximately 2.1 acres of property located at the northeast corner of Hammond Street and Travis Street.

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

Introduction:

The subject property zoned for retail/service uses as part of the overall master plan for the Main Street development. This request is to allow Darling Homes to construct 11 patio home units on 32 foot wide lots, with a 118 foot depth, similar to the ones found on the west side of S. Coppell Road. The homes are proposed to front on Hammond Street with 5 of the homes fronting office/warehouse use and 6 fronting the proposed residences in the vacant land. The back side of the proposed homes will back to the side of a retail use on the south end and the remainder will back to the rear of restaurant & retail uses. Landscape screening is shown on the east, north and south sections and is proposed to be removed from the southernmost lot.

Analysis:

On April 16, 2015, the Planning Commission recommended Denial (6-1) of the PD. Please be advised that given the Commission's recommendation for denial, a $\frac{3}{4}$ vote of Council (6 out of 7) is required to approve this request

On March 19, 2015, the Planning Commission held under advisement and continued the public hearing to the April 16, 2015, meeting.

Legal Review:

This item did not require City Attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends Denial based on the proposal being in conflict with the *Comprehensive Master Plan* and the existing Planned Development District which calls for service/office space in this location, the existing and future incompatibility with surrounding properties and airplane noise. Staff is not recommending this use be changed, but if it is, staff has developed a conceptual design option that is described in the attached Planning and Zoning Commission memo and Sketch Plan.

Attachments:

1. Letter of Appeal
2. Memo to the Planning and Zoning Commission
3. Zoning Staff Report
4. Sketch Plan (created by staff)
5. Site Plan
6. Amended Overall Conceptual Plan
7. Landscape Plan (2 sheets)
8. Elevations from Phase I
9. Three lot layouts
10. Two aeriels