



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: February 14, 2017

Reference: Consider approval an Ordinance for Case No. PD- 250R23-H, Old Town Addition (Main St) PH 4, to amend the Concept Plan and attach a Detail Site Plan to allow the development of 12 single family lots fronting Burns Street, one common area lot and dedication of right of way on 1.65 acres of property located at the northwest corner of S. Coppell Road and Burns Street

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

Introduction:

This request is to rezone the property on the northwest corner of Burns and S. Coppell Road to allow residential land use on city-owned vacant property and a 10 foot common area lot south of the alley. The subject property backs up to the alleyway of twelve patio homes that front on Travis Street. This is appropriate based on the similarity in land uses to the north and east and with the addition of a slip street concept to act as a buffer from the office/warehouse to the south. A revised Concept Plan has been submitted bringing the development up-to-date with the current plans and reflecting the current parking configuration.

Analysis:

On January 10, 2017 the City Council unanimously approved PD-250R23-H, Old Town Addition (Main St), PH 4. There were no outstanding conditions.

On December 15, 2016, the Planning and Zoning Commission unanimously recommended approval of the PD request subject to the condition that Cedar Elms to be planted in each tree well and landscape island, with the exception of a Savannah Holly in the tree well directly abutting the landscape island, and a Shumard Oak at the end of the parking row.

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 - Concept Plan
4. Exhibit C - Site Plan
5. Exhibit D - Landscape Plan
6. Exhibit E - Elevations