



CITY COUNCIL COMMUNICATION

September 9, 2008

SUBJECT: HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 08-03-PD AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 1823

SUBMITTED BY: Mike Collins, Director of Planning and Development

REFERENCE NO: 08-03-PD

ACTION REQUESTED:

Receive public input regarding a request for a Planned Development to change the zoning of Oakwood Terrace West Addition, Lots A2 and A3, S. Pipeline Road W. from PD 1770 (Planned Development 1770) based on R-1L into PD (Planned Development) based on R-1L, and approve Ordinance No. 1823, concurring with the Planning and Zoning Commission's 6-0 recommendation on August 19, 2008.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, Courtyard Development, LP, represented by Mr. Charles Dibrell, is seeking an amendment to a Planned Development (#06-03-PD) that was approved in February 2007 for a single-family detached residential development based on R-1L district development standards, on a 4.692 acre tract. Specifically, the amendment requested by the applicant would contain the following changes:

1. The overall number of lots would decline by one (1), from 24 Lots with 3 HOA Lots to 23 Lots with 3 HOA lots.
2. The average lot size has increased from 6,604 sq. ft. to 6,647 sq. ft.
3. Lot density would decrease from 5.12 homes/acre to 4.90 homes/acre.

4. Garage doors would no longer be required to be J-Swing, side or rear entry. Front entry garages would be allowed. All lots with the exception of Block A, Lot 3 and Block B, lot 7, would be required to contain full lawn sprinkler systems, fully sodded yards, landscaping with stone borders, garage door openers, granite countertops, tile flooring, rounded corners in interior sheet rock, 9 to 10 foot ceiling heights in the first story, 42" cabinets, and window boxes.
5. A rear setback for Block B, Lots 5 and 6 would be 14 feet. The rear setback for the remainder of the lots would remain at 15 feet.
6. The cabana and central water feature located in Block B, Lot A has been removed; however the sidewalk and benches remain.

All other aspects of the previously approved PD (#06-03-PD) will remain the same. The following text was contained on the Planning and Zoning Commission communication for PD (#06-03-PD).

The PD has been submitted by the developer to request a gated, private street development with controlled access. In addition, the PD will establish a minimum dwelling unit size of 1,850 square feet which exceeds the R-1L minimum requirement of 1,700 square feet, as well as elevations with various roof contrast combinations, various masonry combinations, and various garage entry combinations. The PD requires that a HOA be established and that the HOA will be responsible for the maintenance of all open-space, entrances, landscaping on HOA lots, screening walls, access gates, private streets and sidewalks. The HOA will also have maintenance responsibilities for the courtyard area that will contain a central water feature, sidewalks, a deck and a cabana as shown on the exhibit.

A masonry screening wall will be constructed along the property boundary adjacent to South Pipeline Road and continuing along the eastern property boundary across the entire length of Block A Lot 1. From that point continuing northward along Block A Lots 2-4, an 8' wooden fence will be installed featuring metal posts and cedar stain. The masonry screening wall will contain two sections of wrought iron flanking the primary entry gate as necessitated by the location of an existing gas easement. In addition, a wrought iron fence will be constructed along the western portion of the property along the existing floodway.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Ordinance No.1823
- Exhibit
- Draft Minutes – P&Z
- Application
- Comment from Gary Garretson
- Comment from John Rutledge
- Comment from Janet Rutledge
- Map 1, Map 2 and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office