



CITY COUNCIL COMMUNICATION

January 28, 2014

SUBJECT: Hold Public Hearing for Planned Development Case No. 13-06-PD and Consider First and Final Reading of Ordinance No. 2020

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 13-06-PD

ACTION REQUESTED:

Receive public input regarding a request to change the zoning of 4.991 acres of the J.E. Whitener Estates Addition, Block 1, Tracts 1A and C, from Neighborhood Business (C-1) zoning district and Planned Development (PD) zoning district into Planned Development (PD) zoning district to allow single family residential, and consider approval of Ordinance No. 2020.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Mr. Mike Nawar, representing Silver Bay Group

Location/Zoning: 4.991 acres located at the northeast corner of the intersection of S. Main Street and S. Pipeline Road. The property is currently zoned Neighborhood Business (C-1) and Planned Development (PD).

Project Description: Silver Bay Group proposes to develop a twenty-five (25) lot single-family detached subdivision. The proposed planned development zoning district will establish enhanced, unique design standards for the project. The current zoning of this property was established as neighborhood business and a planned development which had anticipated commercial development within this intersection. In 1997, the majority of S. Main

Street had been rezoned as single-family from the previous commercial zoning to protect the existing neighborhoods. This would enable individual development proposals to be considered by the City Council for rezoning which would be consistent with the historic character of the existing neighborhood area. Plans had been anticipated for the widening of S. Main Street that would enable the arterial road to extend south into Arlington and would have encouraged commercial development of the district. The construction of the Veridian development has eliminated this opportunity. Therefore, the city has determined that there is no longer a need for any future expansion of S. Main Street. Protecting the integrity of the surrounding neighborhoods remains a priority. Silver Bay Group proposes to develop a single-family development utilizing similar design standards as the Trinity Court Addition located north on S. Main Street.

Summary of Requested Modifications

Standards	Requested PD
Maximum Density	5 Units Per Acre
Minimum Lot Size	6,000 SF
Minimum Lot Width	50 FT
Minimum Living Floor Area	1,800 SF average 2,300 SF
Minimum Front Yard Setback	20 FT – 21 Lots 25 FT - 4Lots 22 FT – Garage Setback
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

Design Standards

Lots –The minimum lot size will be 6,000 SF. Sidewalks will be installed on this subdivision. Minimum building size will be 1,800 SF with an average size at 2,300 SF.

Architectural Standards – A list of architectural features are established as requirements within the Planned Development ordinance. These include: brick soldier coursing around windows where brick is used; minimum roof pitch of 6:12; recessed windows; homes with stoop and portico front entry ways.

Building Elevations – Typical building elevations are included as attachments to the Planned Development ordinance which show arrangement fenestration of the building in relation to the building mass.

Exterior Enhancements – A masonry wall will be constructed along the S. Pipeline Road and

S. Main Street frontages. New wooden fencing will be constructed along the rear property line adjacent multi-family use to the north and the church to the east. The building which previously was a skating rink will be demolished. A sidewalk will be constructed along S. Main Street.

Discussion of the Planned Development during the Planning and Zoning Commission meeting on January 7, 2014 concerned access to the property. Access into the new development would be from S. Pipeline Road. The Commission asked questions related to why access was not provided from S. Main St. The proposed site layout is the most efficient use of this property. A pipeline easement is located along the north side of S. Pipeline Road. This easement can be used to establish adequate screening wall setbacks to meet site visibility standards, as well as create landscaped entryways. Additionally, it was concluded that potential vehicular conflict could be created because of the location of the drive approaches to the existing church across from the proposed development on the west side of S. Main St. and the grade change along S. Main as it travels north.

The Planning and Zoning Commission heard the case at their January 7, 2014 public hearing and recommended approval of the Planned Development zoning district with a vote of 6-0-0.

SUPPORTING DOCUMENTS:

- Ordinance No. 2020
- Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office