



Legislation Details (With Text)

File #: 16-2115 **Version:** 3 **Name:** Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to Planned Development for Office/Retail Uses on Approximately 3.95 Acres Located at 1209 N Day Miar Road; HCC Contracting, Inc (ZC#16-013)

Type: Ordinance **Status:** Passed

File created: 11/15/2016 **In control:** City Council

On agenda: 1/9/2017 **Final action:** 1/9/2017

Title: Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to Planned Development for Office/Retail Uses on Approximately 3.95 Acres Located at 1209 N Day Miar Road; HCC Contracting, Inc (ZC#16-013)

Sponsors: Joe Smolinski, Felix Wong

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Maps & Supporting Info., 3. Exhibit A, 4. Exhibits B - D

Date	Ver.	Action By	Action	Result
1/9/2017	3	City Council	Approved on Third And Final Reading	Pass
12/12/2016	2	City Council	Approved on Second Reading	Pass
11/28/2016	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to Planned Development for Office/Retail Uses on Approximately 3.95 Acres Located at 1209 N Day Miar Road; HCC Contracting, Inc (ZC#16-013)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on 11/7/16 and voted 6-0 to recommend approval subject to the applicant providing an 8-ft masonry screening wall along the west property line and a dumpster in Phase 1. Commissioner Hudson was absent.

First Reading

The applicant is proposing an office/retail center with limited C-2 uses as shown in the development plan. The four proposed buildings will range from 3,700 to 9,394 square feet and will be developed in four phases. The buildings will be predominantly brick and feature standing seam metal pitched roofs.

Second Reading

- The developer has revised the development plans to show:
- 8/12 roof pitch
 - Two dumpster locations for the four buildings
 - New design for building streetfronts that are more suited to retail or non-office type uses

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