



Legislation Details (With Text)

File #: 17-2277 **Version:** 1 **Name:** Consideration of a Request for a Minor Modification to Reduce the 25' Front Build-to Lines for Certain Lots in the South Pointe Planned Development Generally Located Between Hwy 287 and Hwy 360 and North of Lone Star Road (ZC#04-012B)

Type: Consideration Item **Status:** Passed

File created: 4/13/2017 **In control:** City Council

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Title: Consideration of a Request for a Minor Modification to Reduce the 25' Front Build-to Lines for Certain Lots in the South Pointe Planned Development Generally Located Between Hwy 287 and Hwy 360 and North of Lone Star Road (ZC#04-012B)

Sponsors: Joe Smolinski, Felix Wong

Indexes:

Code sections:

Attachments: 1. Applicant's letter of request, 2. Development Map Ph 1A, 3. 1209 Rendon Pl, 4. 1103 Stonewall Dr_3764B, 5. 1105-1109 Stonewall Dr

Date	Ver.	Action By	Action	Result
4/24/2017	1	City Council	Approved	Pass

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To consider the proposed revision described below.

David Branch, the developer, is seeking a minor modification on behalf of MHI (Plantation Homes) to reduce the front build-to line on the 75' wide Manor Lots from 25 feet to 20 feet in order to accommodate one of MHI's standard house plans.

MHI is one of three home builders in Southpointe Phase 1A, and offers a particular house model (Plan 3164 C) with J-Swing garage, shown in the applicant's letter of request. This particular model happens to not fit on the lot at 1103 Stonewall Drive, which triggers MHI's request for building setback reduction.

Staff has provided a development map of Phase 1A for Council's reference. The blue lots represent the Manor lots in Phase 1A. The map shows the footprints of houses for which building permits have been issued. These houses have no problem complying with the 25' setback requirements for Manor lots. MHI was able to fit house model Plan 3164C on the lot at 1209 Rendon Place that has a slightly great lot depth. There are approximately 10 Manor lots with slightly greater lot depth Phase 1A.

Prior to the request, MHI has submitted a different model (Plan 3764 B) to fit on 1103 Stonewall Dr. Additionally, MHI and the other builders have constructed homes on adjacent lots at 1105, 1107 and 1109 Stonewall Drive that comply with the setback requirements without a minor modification. The plot plans for these adjacent lots are attached.

If approved by Council, the modification would apply to all Manor lots. In case of a model with a J-Swing garage, the modification would bring the garage façade 5 feet closer to the street and reduce the space

available for parking in the driveway.

Felix Wong, Director of Planning
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