



Legislation Text

File #: 16-2146, **Version:** 3

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre Development to PD, Planned Development for Office, Retail and Service Uses on Approximately 3.296 Acres Generally Located South of Mansfield-Webb Road and approximately 470 feet West of the City Limits; Mansfield-Webb, LLC (ZC#16-016)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on December 19, 2016, and voted 4 - 2 (Wilshire and Knight) to recommend approval. Commissioner Horn was absent.

First Reading

The property is located between Villaggio Apartments and the Northside Church of Christ. The applicant is proposing a four-building office/retail center. The buildings are approximately 4,000 square feet each and are predominantly brick and stone with an 8/12 pitch roof.

There is a drainage swale along the west and south side of the development. The applicant plans to leave the floodplain fringe in a natural state and use the existing vegetation and some new landscaping for screening in lieu of the required 8-foot masonry wall.

Other deviations include a reduction of the street landscape setback from 20 feet to 15 feet.

Second Reading

Pursuant to the discussion at the last meeting, the applicant revised the development plans to:

- Show AC unit locations on the side of the buildings
- Show 4 windows on the rear elevations
- Provided pictures of creek vegetation
- Change proposed landscaping to evergreen along the south side

Third Reading

In response to Council comments, the developer has prepared another graphic that provides an aerial perspective of the site. This graphic illustrates the extent of the proposed living screen and to show the anticipated locations and screening of the air conditioning units adjacent to the buildings.

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