



## Legislation Text

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**File #:** 17-2354, **Version:** 3

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Ordinance - Third and Final Reading of an Ordinance Approving a Zoning Change from PD, Planned Development District to PD, Planned Development District for Single-Family Residential Attached Townhomes on Approximately 16.13 Acres out of the T.J. Hanks Survey, Abstract #644, Tarrant County, TX, Generally Located East of S. Main Street and Airport Drive; Skorburg Company (ZC#17-005)

To consider the subject request.

The Planning and Zoning Commission held a public hearing on June 5, 2017 and voted by 5 - 1 (Wilshire) to recommend approval subject to placing an 8-foot cedar board-on-board fence along the Berryhill property line, adding amenities to the dog park for a playground; adding parking spaces where appropriate (applicant committed to adding three new spaces) and adding a note that the HOA would be responsible for cleaning up the floodplain/treed area in the norther portion of the property. Vice-Chairman Smithee was absent.

### **First Reading**

In 1997, the City Council approved a PD for Berryhill Addition which allowed C-2 uses along the Main Street frontage. This applicant proposes to replace it with a new townhome development with 77 units and several open space lots; a dog park and playground; and parking for guests.

As noted in the development plans, the development will comply with Section 4600 Architectural Attributes for residential development.

The land use is a good transition from single-family homes to industrial use on the west side of Main Street. The proposed landscaping along the east boundary will help buffer single-family homes in Berryhill Addition. The proposed landscaping along Main Street helps buffer the townhomes from the industrial on the west side of Main Street.

The applicant complied with the conditions made by the Planning and Zoning Commission.

### **Second Reading - July 10, 2017**

To answer some of the Council questions at First Reading, the applicant updated and provided new colored rear elevations; revised landscape plan to note specific types of trees to be planted; and CC&R's

### **Second Reading Continuation - July 24, 2017**

To answer some of the Council questions at second reading, the applicant updated the CC&R's and provided the colored renderings of the rear of the townhomes.

### **Third Reading - August 14, 2017**

To answer some of the Council questions, the applicant has updated the CC&R's and provided new plans.

Lisa Sudbury, Interim Director of Planning  
817-276-4227