



Legislation Text

File #: 17-2436, **Version:** 3

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from C-2 Community Business District and PR Pre Development District to PD, Planned Development District for Single Family Multi-Family and Retail on Approximately 46 Acres Out of the Cresanto Vela Abstract 851 & H. Stephen Abstract 785 Additions, Johnson Co., TX, Generally Located North of Lone Star Road, East of Main Street and West of SH 287, Trike Investors (ZC#17-009)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on August 7, 2017, and voted by 5-2 (Hudson and Wilshire) to recommend approval subject to the following comments; 1) revise the PD language to note that the applicant will bring the detailed site plan and landscape plan back to P&Z not just to Council and 2) revise the multi-family minimum square footage sizes to meet our current ordinances, and 3) add criteria from 7800 regarding multi-family conditions.

First Reading

The applicant is proposing a horizontal mixed use project with 60 units of single family in the upper northwest corner, 400 units of multi-family in the northeast corner and retail/commercial in the southern portion and at the apex of S. Main Street and US 287. The single family may be in the form of townhouse, zero lot line or other similar small-lot, alley-fed, products adjacent to zoned single family land to the north. The multi-family is adjacent to Ramtech, an existing commercial business and is buffered from the single family to the north. The southern sector retail includes C-2 uses and may be supported by the Somerset and SouthPointe subdivisions to the southwest and east respectively, as well as, the built in shoppers of the multi-family and single family within the PD and to the north.

Two pad sites are carved out for Eating Places with Drive Through windows. Any other Eating Places with Drive Through would have to come back through the zoning process to obtain an SUP.

The PD language has been amended per P&Z recommendation to require that the development come back to P&Z and City Council for Detailed Site Plan approval for all aspects of the development. The multi-family and retail/commercial shall follow the Community Design Standards of Section 4600 of the Zoning Ordinance controlling requirements such as articulation, screening of roof top equipment and masonry materials.

Some deviations have been listed for parking requirements due to the accessible on-street parking provided in the development. Deviations are also provided for landscaping along the street frontages and between proposed lot lines for commercial development. Landscaping internal to the parking areas will have to follow the Ordinance. Overall, the open spaces available in the plan and the proposed street trees should provide a well landscaped development.

Second Reading

The applicant revised the PD documents to reduce the multi-family count to 275 units instead of 400 units, revised the single family detached lots to be 30' wide lots X 70' deep while leaving the attached product at 22' wide X 50' deep and removed the two eating places with drive through restaurants from the southwest corner. The remaining multi-family land can be used for single family or hybrid commercial. The applicant also added live work units on the ground floor or at perimeter streets for the multi-family. The applicant did not update the graphics at this time.

Third Reading

The applicant revised the PD documents per Council's request.

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