



## Legislation Text

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**File #:** 19-3225, **Version:** 3

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Ordinance -Third and Final Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 0.475 Acres Being a Portion of Lot 6, Block 2 of the Original Town of Britton, Generally Located at 924 Cope St.; Ben Hartman (ZC#19-008)

To consider the subject zoning change request.

The Planning & Zoning Commission held a public hearing on July 15, 2019, and voted 3-2 (Knight and Weydeck voting no; Bounds and Papp absent) to approve with the condition that the number of lots be reduced from three to two with minimum lot areas that more closely resembled the base zoning district. The applicant stated that the goal of having smaller lots was to generate more value and tax revenue for the City in an area that has seen a large investment in infrastructure, as well as provide low-maintenance housing for young families and empty nesters. Furthermore, the applicant stated that the neighborhood was previously platted in such a way that made it more challenging to carve out medium-sized lots that conform to the minimum 7,500 sq. ft. lot size. While these points were acknowledged by staff and the commissioners, staff and some of the commissioners believed the proposed minimum lot size was still too small for the neighborhood. One of the commissioners asked the applicant if they would still develop the property if the Commission supported staff's recommendation of reducing the development from three to two lots, and the applicant stated they likely would, however that when considering the development costs, it could make the development not feasible. One of the commissioners also asked the applicant if they planned to redevelop other property in the neighborhood in a similar manner, which the applicant said they would. The applicant has not made any changes to their plans and is still requesting a total of three homes (one existing and two new homes) in this development.

### **First Reading**

The subject property consists of 0.475 acres located on the west side of Cope Street and the east side of Noah Street. The property is currently occupied by a single-family home and detached garage fronting on Cope Street, as well as five sheds. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

### Development Plan

The applicant plans to retain the single-family home and detached garage fronting on Cope Street, demolish four of the five sheds, and develop two new single-family lots on the west half of the property that will front Noah Street. The applicant plans to follow all the standards for SF-7.5/12 zoned property, except for the following deviations:

Minimum Lot Depth: 100'  
Minimum Lot Width: 51'  
Minimum Lot Area: 5,100 sq. ft.  
Minimum Front Yard for New Residences: 20'  
Minimum Front Yard for Existing Residence: 10'  
No minimum masonry construction requirements

The landscaping will comply with Section 7300 of the Zoning Ordinance and the existing trees shall count towards the requirements. The applicant plans to preserve 13 pecan trees (with 20-30" calipers) on the

property, as well as one crepe myrtle tree. No existing trees are planned for removal.

The provided conceptual elevations show single-story or two-story homes with attached two-car garages are possible here and the building materials could be a mix of wood siding and masonry materials with craftsman-style details.

### Summary

The proposed development will preserve an existing home and create two additional residential lots with homes that will enhance the character of the Britton neighborhood, while also preserving trees on the property. Many of the proposed development standards (minimum lot size, lot depth, lot width, front yard) deviate from the standards of the base zoning district (SF-7.5/12), however the neighborhood was platted before the current zoning standards existed and was platted to be able to support a mix of lot sizes and shallower lot depths and reduced setbacks. While staff does not object to the shallower lot depth and reduced setbacks, staff is concerned about the proposed minimum lot area (5,100 sq. ft.) being far below the minimum required for the base zoning district (7,500 sq. ft.) and among the smallest in the neighborhood. Staff believes the proposed minimum lot size is too dense for-and out of character with-the neighborhood, and would therefore only recommend approval if the number of lots was reduced from three to two with minimum lot areas that more closely resemble the standards of the base zoning district.

### **Second Reading**

The City Council held a public hearing and second reading on August 12, 2019, and voted 6-1 (Moore voting no) to approve with the condition that the applicant revise the planned development standards to increase the minimum residential floor area to 1,800 sq. ft. per unit. The applicant has submitted a revised development plan with the requested change.

### **Third Reading**

The City Council held a public hearing and second reading on August 26, 2019 and voted 7 - 0 to approve. No further changes have been made to the plans.

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