

# COMMUNITY PROJECT/REZONING

**220878**

## Ordinance Fact Sheet

**Ordinance Number**

**Case No.** CD-CPC-2022-00061 & CD-CPC-2022-00077

### Brief Title

Rezoning an area of about 5.6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street from District O-2 (Office) to District R-5 (Residential) and approving a Preliminary Plat in District R-5 on about 5.6 acres creating 19 detached lots.

### Details

<b>Location:</b> Generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street.
<b>Reason for Legislation:</b> 1. To consider rezoning about 5.6 acres from District O-2 (Office) to District R-5 (Residential).  2. To consider approval a preliminary plat in District R-5 (Residential) on about 5.6 acres to allow for 19 detached lots.

**See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.**

**See attached City Plan Commission Disposition Letter for the Commission’s recommended conditions (if any).**

### SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- 30 ft Landscape Tract added along Holmes Road
- Landscape tract added on west side of development to place retaining walls in tract, which is to be maintained by HOA
- Developer is now seeking deviation to rear setback to allow for a 10-foot rear setback.

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP City Planning & Development Director
<b>Programs, Departments or Groups Affected</b>	6 <sup>th</sup> (Bough and McManus)
<b>Applicants / Proponents</b>	<b>Applicant</b> Paul Moss Anderson Engineering  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b> Residents of adjacent Woodbridge Residential Subdivision  <b>Basis of Opposition</b> Density, Access, Safety
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b>  <input type="checkbox"/> <b>Against</b>  <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission 4-0 on 7-5-22 By (Beasley, Crowl, Rojas, Sadowski)  <input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b>  <input type="checkbox"/> <b>For, with revisions or conditions</b> (see city plan commission disposition letter for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b>

<input type="checkbox"/>	Do Pass (as amended)
<input type="checkbox"/>	Committee Sub.
<input type="checkbox"/>	Without Recommendation
<input type="checkbox"/>	Hold
<input type="checkbox"/>	Do not pass

<b>Fact Sheet Prepared By:</b> Matthew Barnes Planner	<b>Date:</b> 8/15/22	
<b>Reviewed By:</b> Joseph Rexwinkle Division Manager	<b>Date:</b> 8/15/22	<b>Initial Application Filed:</b> 5/03/22
		<b>City Plan Commission Action:</b> 07/05/22
		<b>Revised Plans Filed:</b> 08/12/22
		<b>On Schedule:</b> NO
		<b>Off Schedule Reason:</b> Revised Plans Required post CPC
<b>Reference Numbers:</b> CD-CPC-2022-00061 & CD-CPC-2022-00077		