



Legislation Details (With Text)

File #: 18-0346 **Version:** 1 **Name:**
Type: Zoning Ordinance **Status:** Public Hearing
File created: 10/2/2018 **In control:** City Council
On agenda: 10/15/2018 **Final action:**
Title: Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial District (LI) to Mixed-Use District (MU) With Three Associated Variances Regarding Drainage, Right Turn Lanes and Screening; on Approximately 3.695-Acres, Legally Described as Lot 1, Block C, Highpoint at Timber Creek Addition, Located on the Northwest Corner of Rockbrook Drive and Oak Bend Drive; as Requested by Jason Rose, JR Rose Architecture, on Behalf of the Koulogeorgiou Family Revocable Trust, the Property Owner. (Case No. PZ-2018-09-13).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Memo, 2. Location Map, 3. Aerial map, 4. LI, 5. MU, 6. PZ Minutes, 7. Application - Owner Signature, 8. Application - Applicant Signature, 9. Variance Request Letter, 10. Variance Exhibit, 11. Proposed Ordinance, 12. Exhibit A - Property Description, 13. Exhibit B - Concept Plan

Date	Ver.	Action By	Action	Result
10/15/2018	1	City Council		
10/15/2018	1	City Council		

Public Hearing: Consideration of an Ordinance Granting a Zone Change From Light Industrial District (LI) to Mixed-Use District (MU) With Three Associated Variances Regarding Drainage, Right Turn Lanes and Screening; on Approximately 3.695-Acres, Legally Described as Lot 1, Block C, Highpoint at Timber Creek Addition, Located on the Northwest Corner of Rockbrook Drive and Oak Bend Drive; as Requested by Jason Rose, JR Rose Architecture, on Behalf of the Koulogeorgiou Family Revocable Trust, the Property Owner. (Case No. PZ-2018-09-13).

ADMINISTRATIVE COMMENTS:

The proposed residential development consists of 27 condominium units on one lot as illustrated on the attached concept plan. This type of development is similar to other nearby developments, including Victoria Heights and Villas on Rockbrook, in that the detached units appear as single-family detached homes. This allows for individual ownership or renting of a detached unit. Three variances are requested: a) to waive the requirement to convey existing drainage with less than 200 cfs. in a closed system; b) to waive the requirement to construct a right turn lane at the intersection of Rockbrook and Oak Bend; and c) to waive the requirement for screening walls. The development supports Big Move Number 5: New Neighborhood Choices from the Lewisville 2025 Plan. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change on September 18, 2018.

RECOMMENDATION:

That the City Council approve the ordinance and the three associated variances as set forth in the caption above.

PRESENTATION: Richard E. Luedke, Planning Director