Legislation Details (With Text)

File #:	TMP-0988		
Type:	Public Hearing	**Status:**	Filed
File created:	11/1/2019	**In control:**	City Council
On agenda:	11/14/2019	**Final action:**	
Title:	Consider public testimony regarding the zoning of 10.55 acres generally located southwest of the intersection of Eagles Nest Street and University Boulevard to the SR (Senior) zoning district.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Aerial		

Date	Ver.	Action By	Action	Result

Consider public testimony regarding the zoning of 10.55 acres generally located southwest of the intersection of Eagles Nest Street and University Boulevard to the SR (Senior) zoning district.

The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction). The tract contains 21.28 acres of land, with 10.73 acres to be designated for the MF-1 (Multi-Family - Low Density) district and 10.55 acres to be designated for the SR (Senior) district in one common development lot. The SR district allows apartments, townhouses (single lot or common lot), and assisted living facilities. The maximum height is up to 4 stories except when immediately adjacent to single-family or two-family uses. The SR district requires building elevation variation and special design features. A minimum of 25% of the required parking spaces are required to be covered. Where sites zoned SR abut SF-2 (Single-Family Standard Lot) or TF (Two Family) zoned property, specific setbacks and compatibility buffering are required. The proposed zoning provides for a good transition from the adjacent uses.

The Applicant attended three meetings with the Laurel Ridge Homeowners Association outside of the required P&Z and City Council meetings to provide project details and answer questions from the residents. In addition, the Applicant spoke with concerned residents both prior to and following the P&Z meeting.

This is a public hearing only. The second reading of the annexation ordinance and consideration of the zoning ordinances will be on the November 26th agenda.