



Legislation Text

File #: 18-SP-36, Version: 1

Conduct a public hearing and consider a request for a Detailed Site Plan and associated Special Exceptions for a multi-family residential development on a 0.76-acre lot located at 13325 Bee Street; and take appropriate action.

BACKGROUND:

The applicant is proposing a multi-family residential development consisting of 21 condominium units, associated parking, landscaping and other required site improvements on a 0.76-acre lot. There will be four buildings, each three-stories tall and the buildings are being designed to look like townhomes. Since the applicant is proposing condominium units, the subject property will remain as one lot and shall be owned and maintained by a property owners' association. This currently vacant site is generally bound by Bee Street to the east, Elder Street to the west, and the proposed extension of Vintage Street to the south.

Zoning for the property is Planned Development District No. 86 (PD-86), commonly known as the "Station Area Code", which allows residential land uses in this area. PD-86 is a "Form Based Code"; therefore, the development has to meet the Regulating Plan, Streetscape and Building Envelope standards. Where PD-86 does not stipulate specific requirements, the Farmers Branch Comprehensive Zoning Ordinance (CZO) requirements shall apply. PD-86 also authorizes the Planning and Zoning Commission to consider and approve special exception requests, and delegates site plan approval authority to staff. The applicant is requesting two special exceptions.

RECOMMENDATION:

Staff recommends approval of the Detailed Site Plan and associated special exceptions.

ACTIONS:

1. Motion to approve the Detailed Site Plan and requested Special Exceptions.
2. Motion to approve the Detailed Site Plan and requested Special Exceptions with the following modifications...
3. Motion to deny the Detailed Site Plan and requested Special Exceptions.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Staff Report
4. Detailed Site Plan
5. Landscape Plan
6. Building Elevations (for information purposes only)
7. Site Photographs
8. Notification Map
9. Summary of Mailed Notices