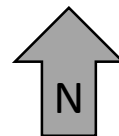
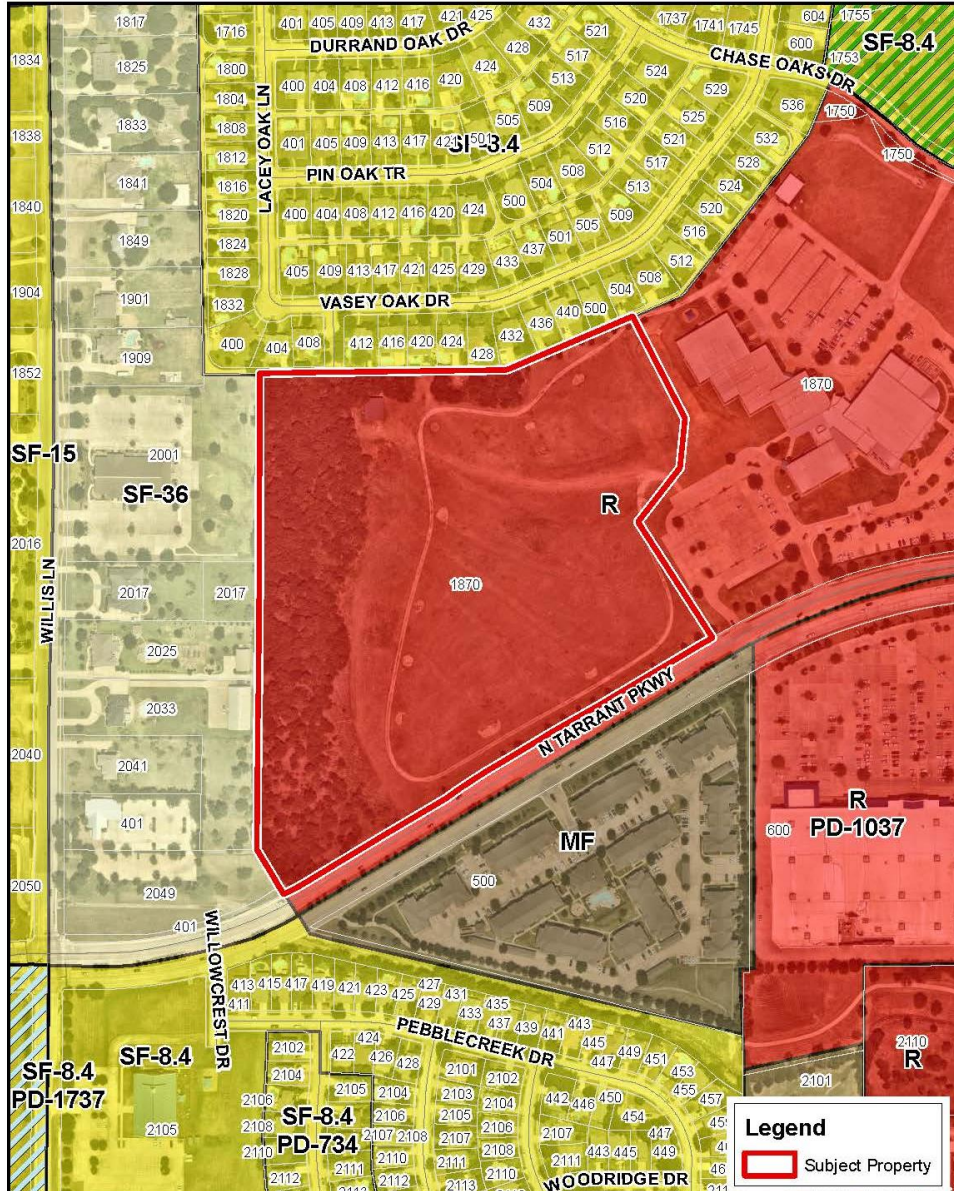


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PUBLIC HEARING: Consider a recommendation of a Planned Development Amendment from PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum), amending the Concordia Planned Development (Ordinance No. 1888), to amend their development standards, on an approximately 23.067-acre property, being a portion of Lot 1, Block 1, A Church for the Communities, located on the north side of North Tarrant Parkway, approximately 1,000 feet from Rufe Snow Drive and North Tarrant Parkway intersection, addressed as 1870 Rufe Snow Drive. Jim Tchoukaleff, Contour Real Estate & Development, applicant/developer. Mark Kimmel, Northwood Baptist Church, owner. Jerry Sylo, JBI Partners, surveyor/engineer. (Z-18-0003).

Item H-1 Zoning Map



Item H-1 Aerial View



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Item H-1

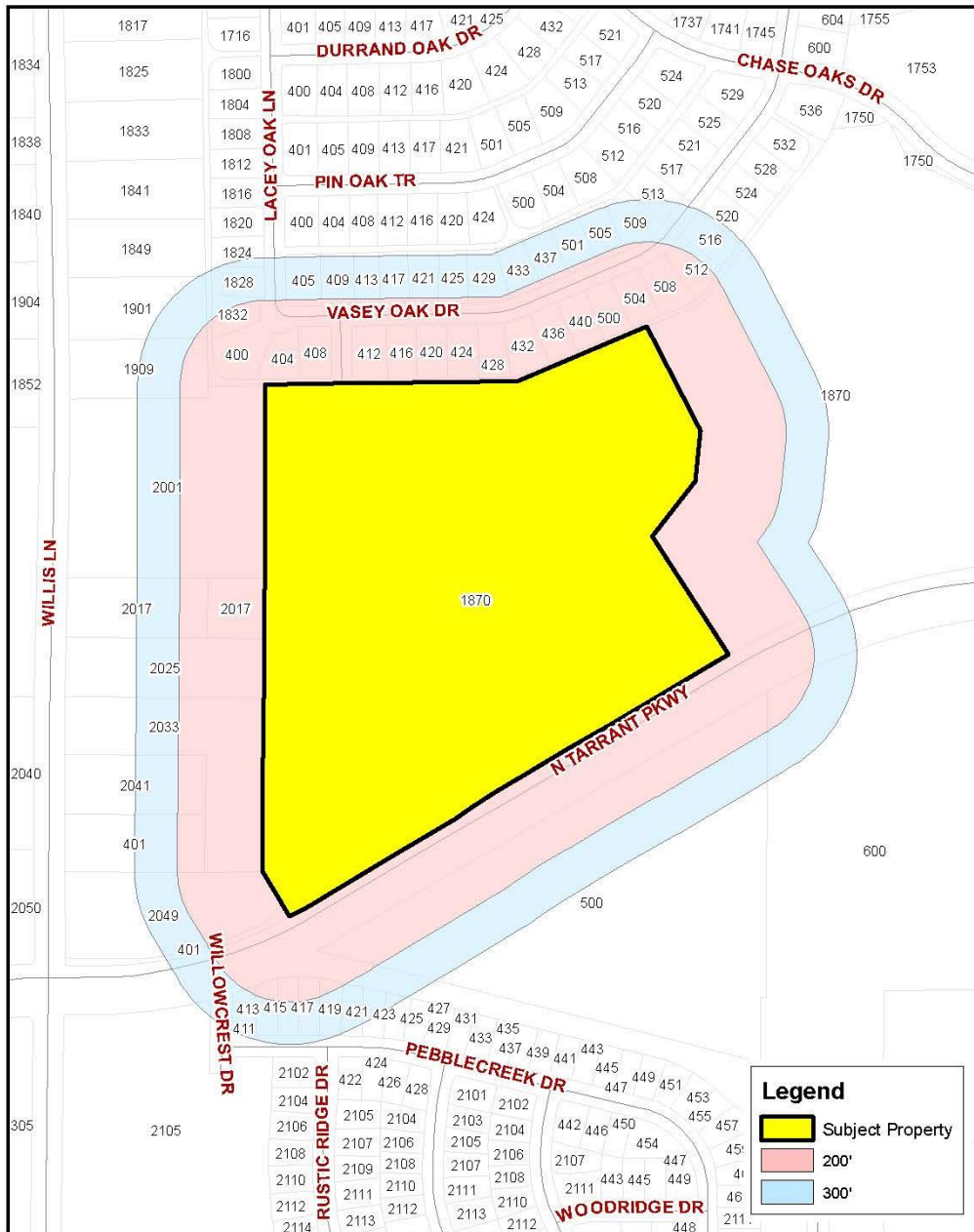
<u>Standard</u>	<u>Proposed</u>	<u>Existing PD-SF-8.4</u>	<u>UDC SF-8.4</u>
Min. Lot Size	8,400 S.F.	8,400 S.F.	8,400 S.F.
Min. Lot Width	65'	65'	65'
Min. Lot Depth	125'	125'	110'
Min. Front Yard	25'	25'	25'
Min. Dwelling Unit Size	2,000 S.F.	1,400 S.F.	1,400 S.F.
Max. Lot Coverage	45%/55%	35%/50%	35%/50%
Max. House Pad Width	50'	N/A	N/A

Condition and Variance request:

1. The proposed maximum house pad width shall be fifty feet (50').
2. A variance is requested to allow forty-five percent (45%) for the main building and fifty-five percent (55%) including accessory buildings, driveways, and parking areas.

- The applicant is proposing to amend the maximum lot coverage and have a maximum house pad width.

Item H-1



- On August 17, 2018, the City mailed out fifty-five (55) letters of Notifications for a Public Hearing to all property owners within three hundred feet (300') of the subject site. One (1) public hearing notice signs were also posted on the site.
- On August 16, 2018, the applicant emailed the surrounding properties regarding the changes being made to their development standards as shown on Exhibit "A".
- As of September 4, 2018, City Staff has not received any written responses.

Item H-1 Analysis

Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
2. Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

Item H-1 Professional Opinion

Staff is in **support** of the following planned development amendment as the applicant is requesting to amend their development standards.

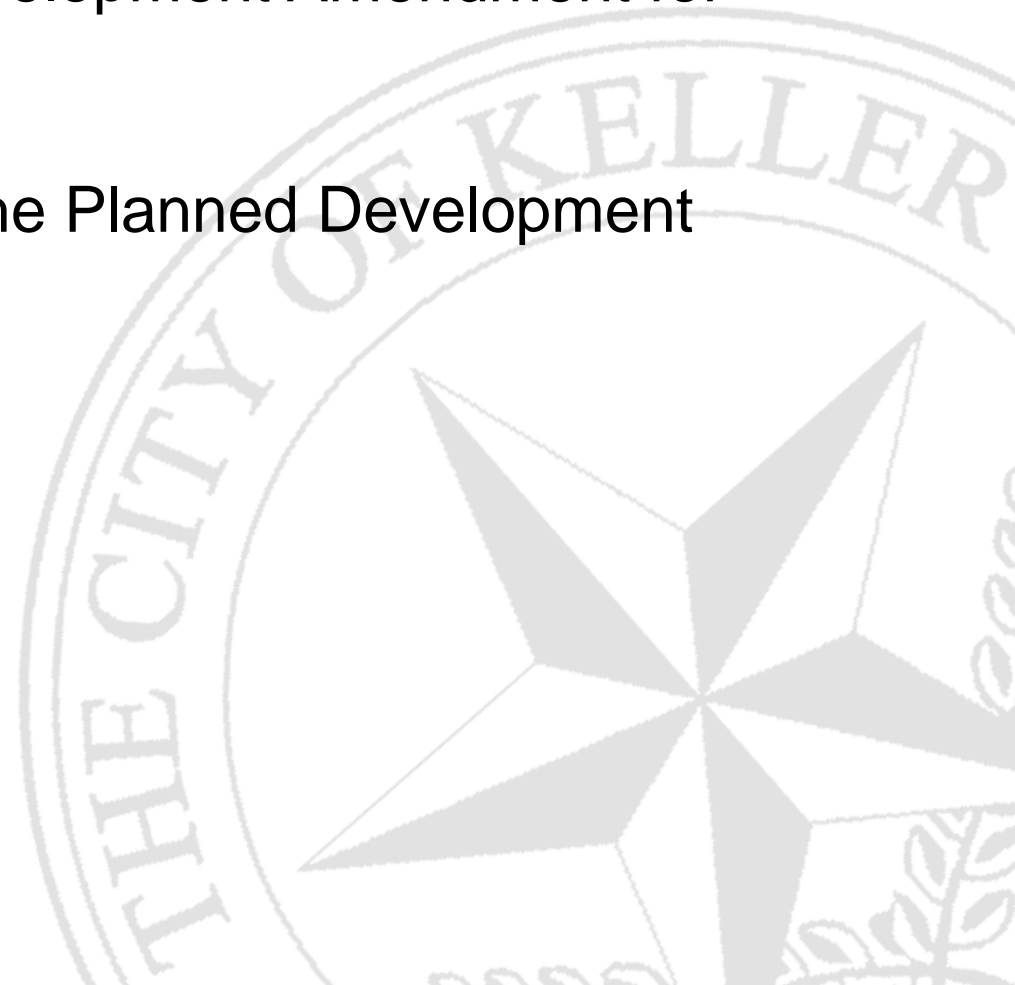
Staff forwards this Planned Development Amendment application for Planning and Zoning Commission consideration with the following conditions and variances:

1. The proposed maximum house pad width shall be fifty feet (50').
2. A variance is requested to allow forty-five percent (45%) for the main building and fifty-five percent (55%) including accessory buildings, driveways, and parking areas.

Item H-1 Planning and Zoning Recommendation

At the August 27th, Planning and Zoning Commission meeting, there was a motion and a second to approve the Planned Development Amendment for Concordia, which failed by a vote of 3 to 4.

Next, there was a motion and a second to deny the Planned Development Amendment, which carried with a vote of 4 to 3.



Item H-1 City Council Action

The City Council has the following options when considering a Planned Development Amendment application:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



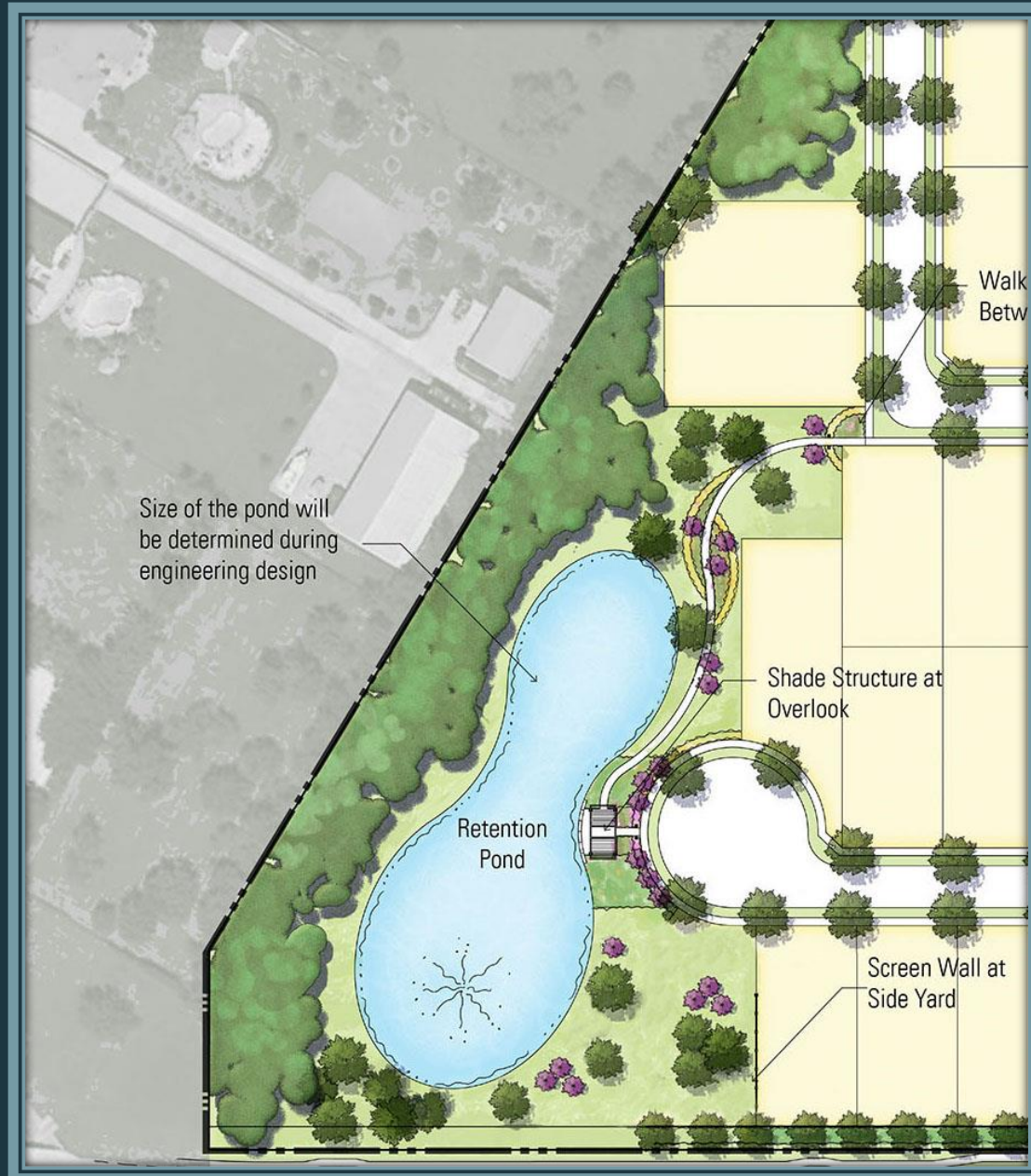
Questions?
Katasha Smithers
817-743-4128

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CONCORDIA VISION



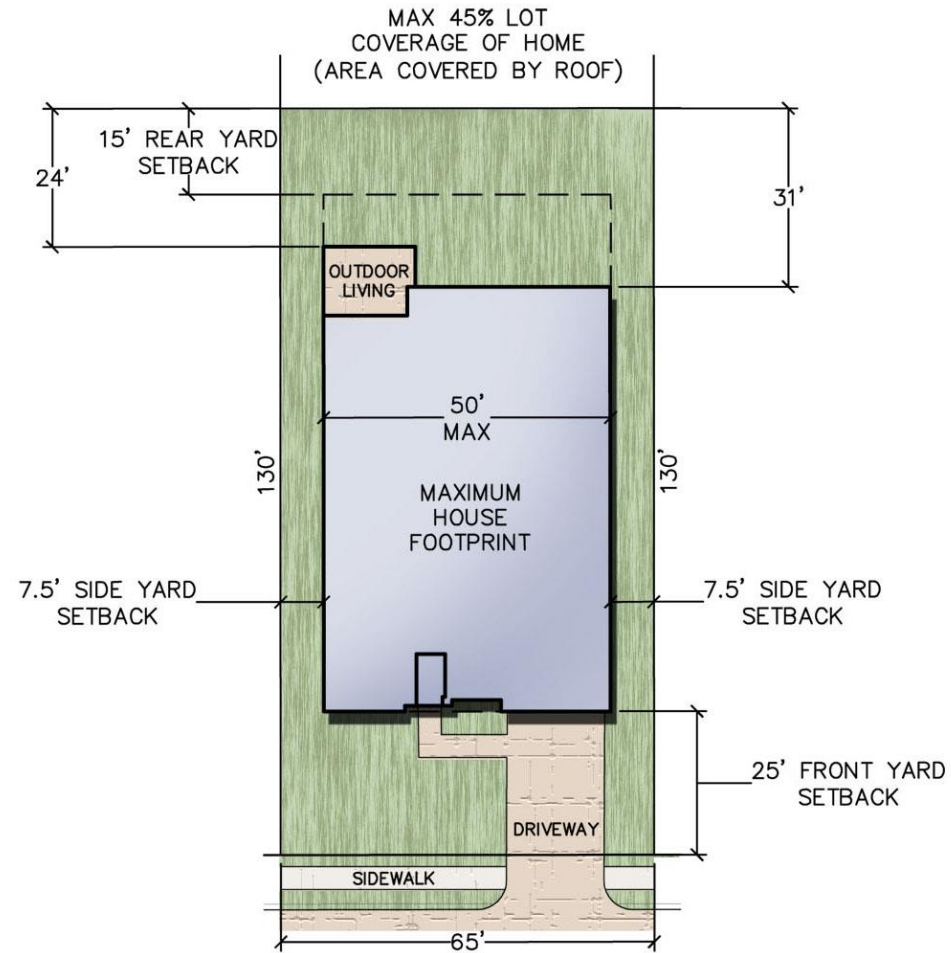
WATER FEATURE VISION



AVERAGE LOT COVERAGE

SMALLEST LOT:	8,450 SQ FT
REQUESTED LOT COVERAGE:	45%
MAXIMUM HOME FOOTPRINT:	3,803 SQ FT (8,450 X 0.45)
NUMBER OF LOTS:	66
TOTAL HOME SQUARE FOOTAGE:	250,998 SQ FT (3,803 X 66)
TOTAL LOT SQUARE FOOTAGE:	621,517 SQ FT
AVERAGE LOT COVERAGE:	40% (250,998/621,517)

MAXIMUM LOT COVERAGE



8,450 SF
45%: 3,802.5 SF

OUTDOOR LIVING



OUTDOOR LIVING



CONCORDIA VISION



LOT COVERAGE COMPARISON

CITY	ZONING DISTRICT	MINIMUM LOT SIZE	MAXIMUM COVERAGE
Carrollton	SF 8.4/18	8,400 SF	45%
Coppell	SF-7	7,000 SF	40%
Flower Mound	SF-5	5,000 SF	55%
Frisco	SF 8.5	8,500 SF	45%
Grapevine	R-7.5	7,500 SF	40%
Lewisville	R 7.5	7,500 SF	40%
McKinney	SF 8	8,000 SF	NONE
Plano	SF-7	7,000 SF	45%
Prosper	SF-10	10,000 SF	45%
Rockwall	SF 8.4/18	8,400 SF	45%

* "Zoning District" represents the standard zoning district closest to the approved requirements for Concordia. Standards may be varied through the use of a Planned Development (PD).

* "Maximum Coverage" references maximum building coverage.

Keller is the only city which addresses maximum impervious coverage.