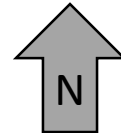


Item H-2

PUBLIC HEARING: Consider approving an ordinance for a Planned Development Amendment Zoning Change from Planned Development – Single Family Residential – 15,000 square foot minimum (PD-SF-15) to Planned Development – Single Family Residential – 15,000 square foot minimum (PD-SF-15) to amend the previously approved Planned Development to subdivide 7240 Shady Grove Road from one lot, to two lots, on an approximately 2.28 -acre property, located on the west side of Keller Smithfield Road, approximately 150 feet southeast of the intersection of Cherry Bark Drive and Keller Smithfield, being Block C, Lot 1, Silverleaf, zoned Planned Development – Single-Family 15,000 square-foot lots (PD-SF-15), located at 7240 Shady Grove Road. Khaled Obaid, owner/applicant.

Item H-2 Zoning Map



Item H-2 Aerial View



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Item H-2

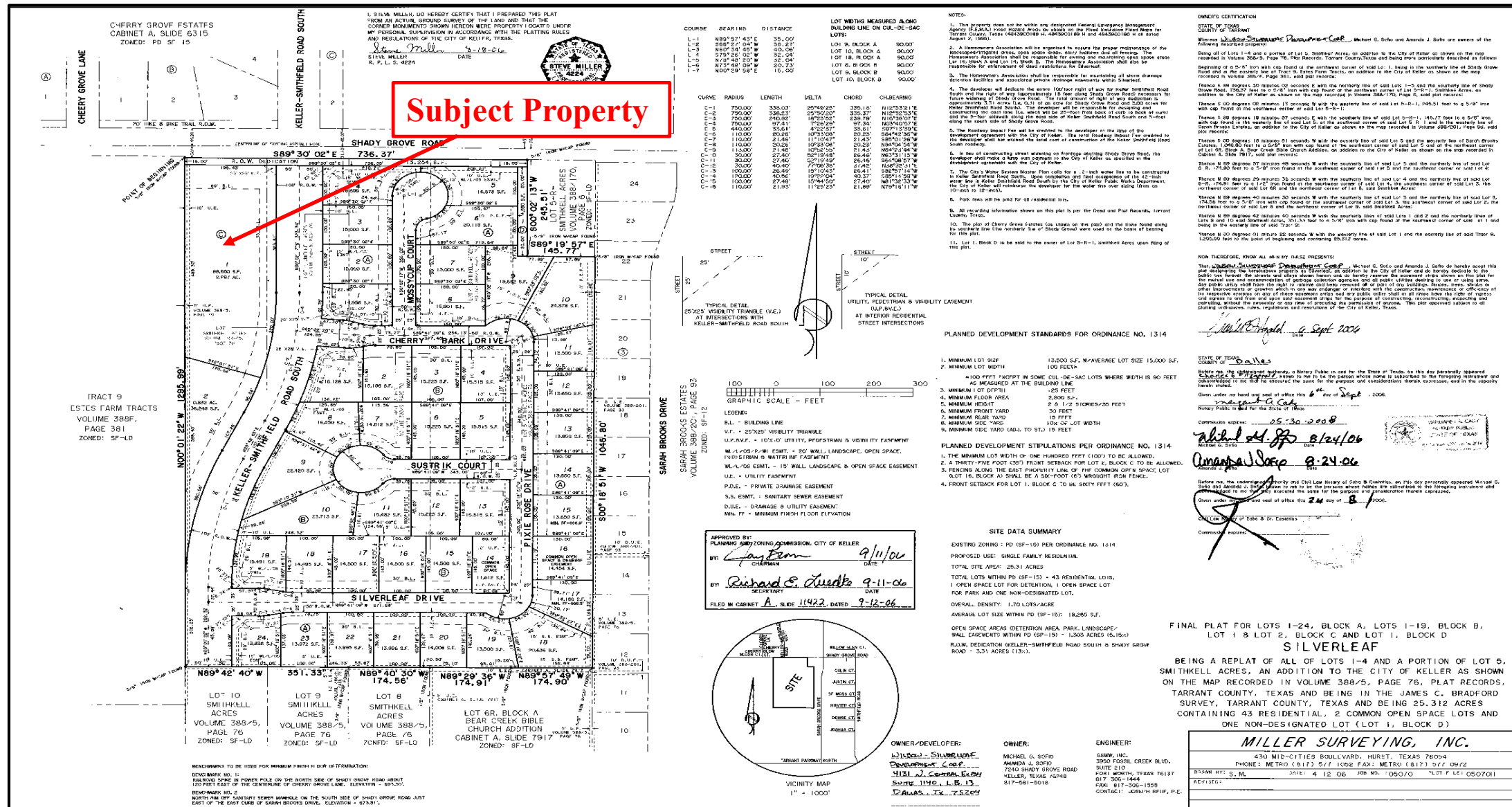
- The 2.28-acre property was included in the Silverleaf Phase I Concept Plan and rezoning, approved by Ordinance No. 1314 on March 7, 2006, to help align the extension of Keller-Smithfield Road and to provide the right-of-way for Shady Grove Road.
- On Oct. 17, 2017, City Council denied, by a vote of 5-2, the proposed Silverleaf PD Amendment which would have subdivided this lot into four lots.
- On March 6, 2018, City Council unanimously denied the proposed Silverleaf PD Amendment to subdivide this lot into three lots and downzone the subject property from PD-SF-15 to PD-SF-30.

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The applicant (a new owner) is proposing to subdivide the subject property from one lot into two lots and maintain the existing zoning (PD-SF15). One lot will be 62,726 square feet and the second lot 37,076 square feet.

The applicant is proposing to demolish the existing house. One lot would have access on Shady Grove, while the other lot would have access on Keller Smithfield Road.

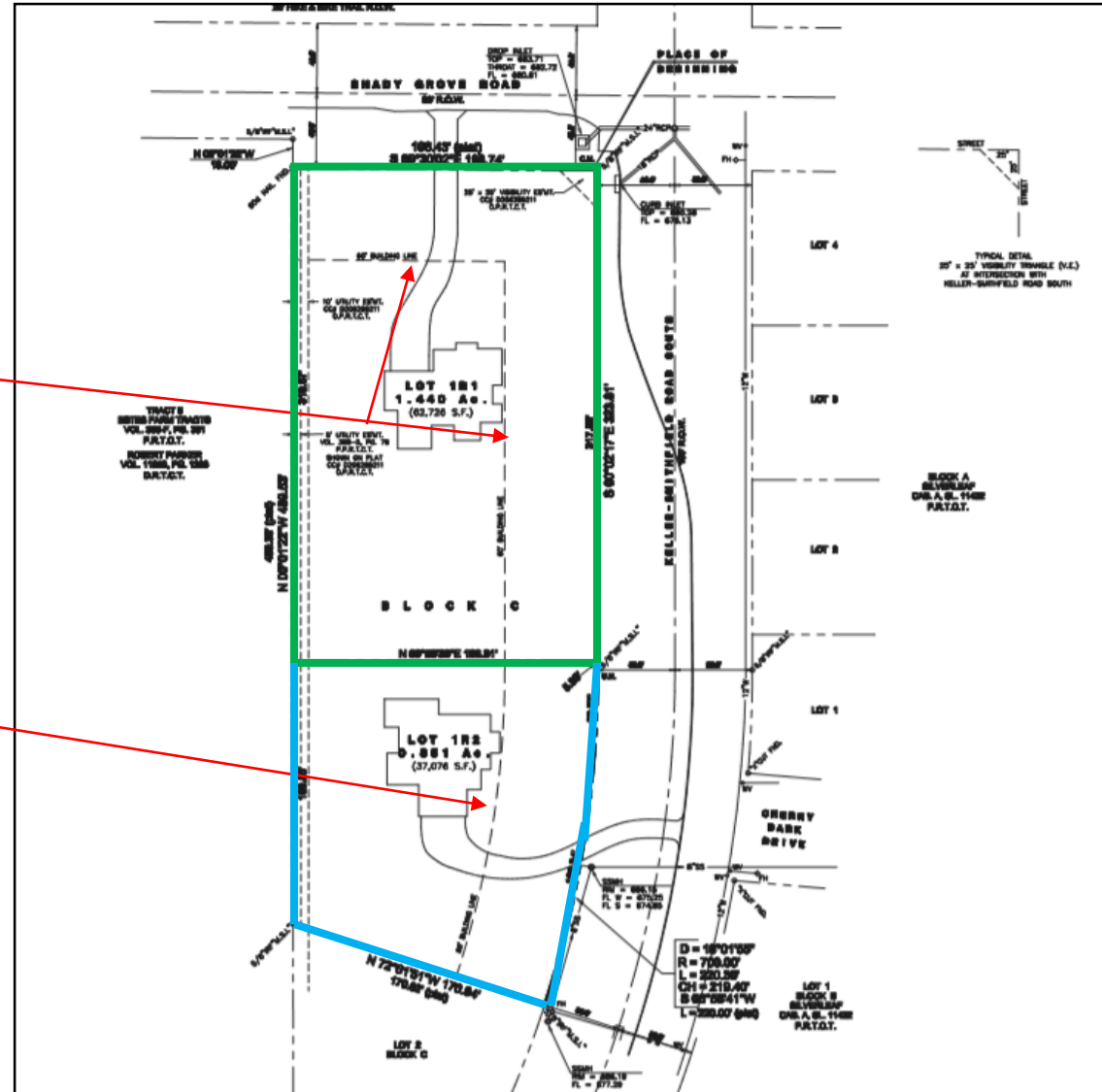
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Item H-2

Build Lines to be 60' in
the front and the side.

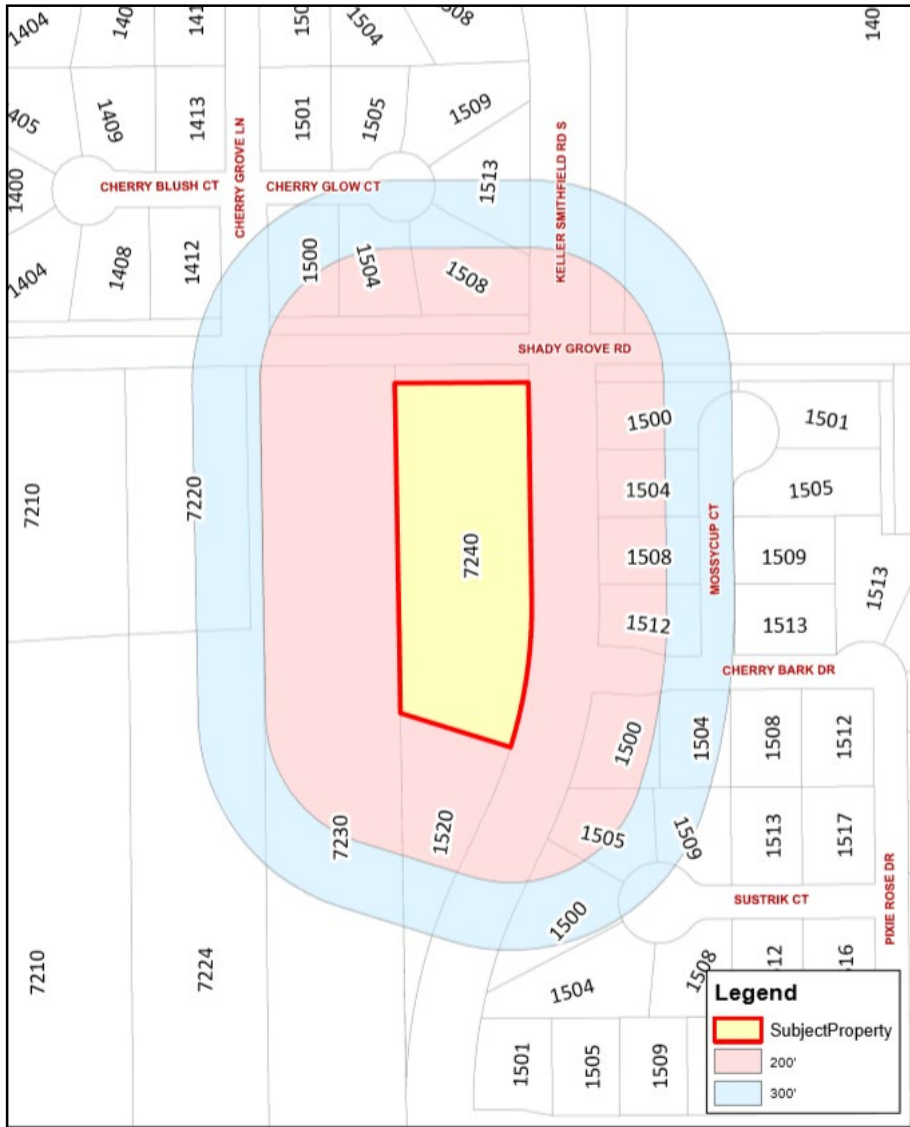
60' front build line



Item H-2

- The proposed layout will meet the base zoning district of Single-Family 15,000 square-foot lots or greater (SF-15)
- Lot 1R1 has a width of 196.61 feet and has a depth of 319.67 feet. The applicant is proposing to keep the same front build line at 60' but change the side-yard build line from 35' to 20'. These setbacks would be in compliance with SF-15 standards.
- Lot 1R2 has a width of 169.85 feet and has a depth of 170.84 feet. The applicant is proposing the front build line and side-yard setback at 60 feet. These setbacks would also be in compliance with SF-15 standards.

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- On Oct. 16, 2020, the city mailed out 28 letters of notifications for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- As of today, staff has not received any additional written support or opposition regarding this zoning application.

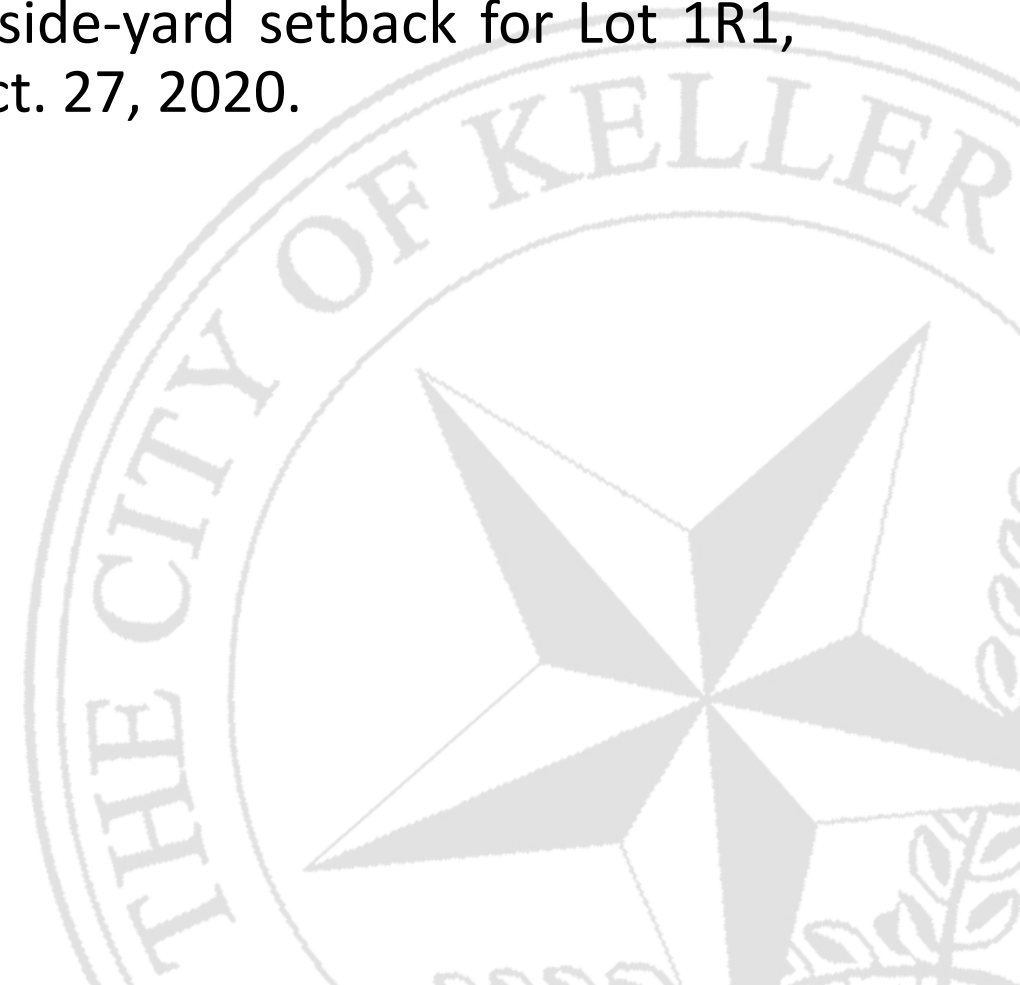
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Section 8.02 (D.1.e) of the UDC states that when considering a Zoning application, the Planning and Zoning Commission and the City Council shall consider the following factors:

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.

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The Planning and Zoning Commission recommended approval of this request by a vote of 7-0 with the condition to increase the side-yard setback for Lot 1R1, facing Keller-Smithfield Road, from 20' to 60' on Oct. 27, 2020.



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The City Council has the following options when considering a zoning application:

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



Questions?
Julie Smith
817-743-4127

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