

Z17-0032 Colorado Townhomes

Cindy Jackson- Planning

May 1, 2018



Request:

- ▶ Zone change request for approximately 8.887 acres from a Neighborhood Residential 6 (NR-6) District to a **Neighborhood Residential Mixed-Use 12 (NRMU-12) District**.
- ▶ Generally located on the southwest side of Colorado Boulevard, approx. 315 feet northwest of San Jacinto Boulevard



Mobility:

- ▶ 904 linear feet of frontage on Colorado Blvd., secondary arterial roadway.

Legend

Secondary Arterial Roadway 



Access:

► Option 1 Access Points

Legend

Access Points

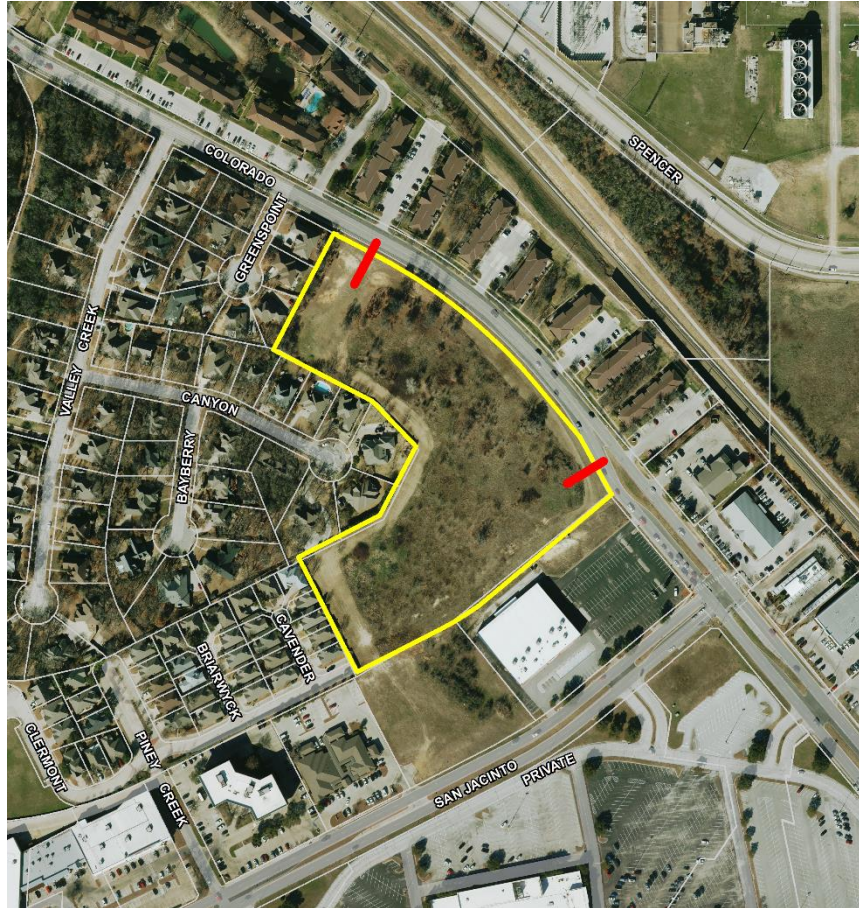


Access:

► Option 2 Access Points

Legend

Access Points



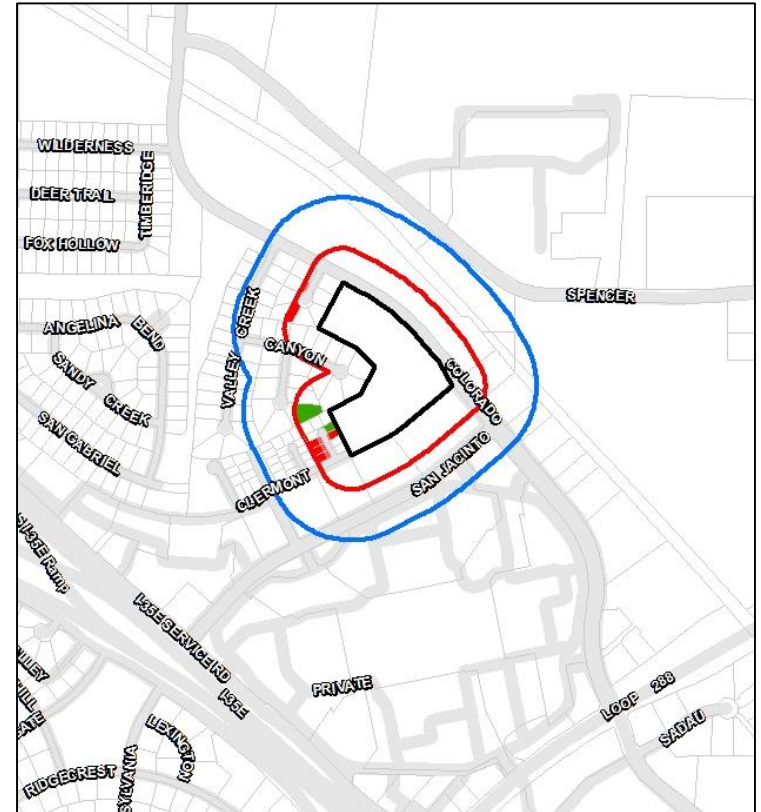
Notification:

- ▶ Public Notification Date:
February 2, 2018
- ▶ 200 ft. Public Notices sent via
certified mail: 35
 - ▶ 500 ft. Courtesy Notices sent via
regular mail: 116
 - ▶ Responses to 200' Legal Notice:

■ In Opposition: 6 (3%)

■ In Favor: 2 (3%)

■ Neutral: 1



Recommendation:

- ▶ The Planning and Zoning Commission recommends approval of this request (6-0) with the following conditions:
- ▶ The Mixed Use Protection Overlay is also approved with the following limitations:
 - ▶ There shall be no uses permitted other than single family attached dwelling units, including townhouses, or single family detached dwelling units.
 - ▶ The overall density shall not exceed ten dwelling units per acre.
 - ▶ Buildings which are contiguous to the residential neighborhoods shall have a maximum height of two stories.
 - ~~▶ An emergency access gate shall be placed across Clermont Lane between the subject site and the Villas of Piney Creek subdivision.~~
 - ▶ Installation of an eight foot tall fence along adjacent properties.