

MEMORANDUM

TO: Frank Salvato,
City Manager

FROM: Bob van Til, AICP
Director of Community Development

RE: Carriage Hills Residential Planned Development (Moline)

DATE: November 5, 2002

The purpose of this memorandum is to provide background information to the City Council regarding this zoning case.

Due to a posting error, this case was sent back to the Planning and Zoning Commission for a rehearing. As you will recall, the public hearing for this case was originally held on September 16, 2002, a special meeting to accommodate the developer. Unfortunately, the notice stated "Tuesday, September 16, 2002." September 16, 2002 was on a Monday not a Tuesday.

Following the public hearing in September, the Commission recommended that the Council approve the R-PD providing that the lots adjacent to the loop (lots 106 – 113) are enlarged to as close to 60 feet in width as possible.

Another public hearing for the Planning and Zoning Commission was rescheduled for October the 29th.

The exhibit that is provided to the Council for the November 14 meeting, reflects the recommendations made during the September meeting.

The City Council held their public hearing on this case on October 10, 2002. They also held the first reading of the ordinance. The City Council can take action on this zoning request during the meeting on the 14th. During the meeting on the 10th of October, the Council requested that the staff resolve the issues relating to the perimeter sidewalk and the 100 percent masonry (brick or stone) on the homes adjacent to the loop (lots 106 – 113). The developer has agreed to escrow the cost of the sidewalk with the city. He has also resolved the masonry requirement with the builder.

Following the public hearing on October 29, the Planning Commission recommended again that the R-PD be approved. The vote was 4 to 2. The dissenting voters citing small lot sizes as their reasons.

My apologies for any inconvenience this has caused. Please feel free to contact me via phone at 512-352-5990 or via email at bob.vantil@ci.taylor.tx.us if you have any questions or concerns.

ORDINANCE NO. 2002-33

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP ADOPTED BY ORDINANCE NO. 2001-17 BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY CHANGING THE CLASSIFICATION OF PROPERTY LEGALLY KNOWN AS WILLIAM J. BAKER SURVEY, ABSTRACT 65, BEING A 27.16 ACRE TRACT ON FARM-TO-MARKET ROAD 397 (CARLOS G. PARKER BLVD.) AND OLD GEORGETOWN ROAD FROM SINGLE-FAMILY (R-1) DISTRICT TO RESIDENTIAL PLANNED DEVELOPMENT (R-PD) DISTRICT

BE IT ORDAINED BY THE CITY OF TAYLOR:

SECTION 1. That after a public hearing held on October 10, 2002 before the City Council of the City of Taylor for the purpose of considering an application submitted by Randy Morine Heritage Properties, Inc. for owners, Gene Fondren, James Zvonek and Edith Prewitt, the official zoning map of the City of Taylor adopted by Ordinance No. 2001-17 on April 24, 2001, as heretofore amended, so as to change the classification and designation of a parcel of land legally known as Wm. J. Baker Survey, Abstract No. 65, being a 27.16 acre tract on Farm-to-Market Road 397 (Carlos G. Parker Blvd.) and Old Georgetown Road, (see Exhibit "A"), from the present Single-Family (R-1) District to Residential Planned Development (R-PD) District.

The zoning map of this city is hereby further amended so as to correctly set out and show the change in the character of the property as hereinabove set forth.

SECTION 2.0 Randy Morine Heritage Properties, Inc. shall be held to the following terms:

1. The Developer shall improve the property in accordance with the approved site plan as shown on Exhibit "A"
2. The Developer shall escrow with the City funds for the improvement of one-half of Old Georgetown Road.
3. The Developer shall escrow with the City funds in lieu of parkland dedication.
4. The Developer shall install a four (4) foot wide concrete walkway on the fifteen (15) foot sidewalk easement between Lots 19 and 20 with removable bollards on either end, and signage indicating that the area is restricted to pedestrian access only. No fences shall be allowed to encroach in the sidewalk easement.
5. The Developer shall build a perimeter fence along Carlos G Parker Boulevard (Farm-to-Market Road 397). The design shall be in accordance with Exhibit "B".
6. The Developer shall construct four (4) foot sidewalks on both sides of all streets within the subdivision.

7. The Developer shall escrow funds with the City to construct a perimeter sidewalk along Carlos G Parker Boulevard (Farm-to-Market Road 397).
8. The Developer shall install landscaping, irrigation, and signage at the entrance of the subdivision per the attached Exhibit "C".
9. The Developer shall create and file, following City approval, the necessary documents to establish a Home Owners Association (HOA). These include the articles of incorporation, bylaws, and the deed restrictions.
10. At a minimum, the HOA shall have the capability to collect dues and file liens for non-payment thereof.
11. The HOA shall enforce the deed restrictions and maintain all open or common areas including landscaping, irrigation, lighting, fencing, signage and drainage facilities.
12. The deed restrictions shall include that the homes along Carlos G Parker Loop (lots 106 – 112) shall be 100% masonry (all four sides) on the first floor, masonry on the front of all two story homes, architectural details on the front elevations, fully landscaped front yards, and six (6) foot wood privacy fencing for both rear and sides.

SECTION 3.0 All other terms and conditions contained in said official zoning map, except as amended herein and hereby, shall continue and remain in full force and effect.

SECTION 4.0 Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 5.0 In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2002-33 was introduced before the Taylor City Council on the 10th day of October, 2002.

PASSED, APPROVED, and ADOPTED on the _____ day of November, 2002.

 Jeffrey M. Berger, Mayor
 Taylor City Council

ATTEST:

_____ Barbara Belz, City Clerk