



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council Meeting
MEETING DATE:	July 15, 2024
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on an amendment to the Overlook Planned Development District.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a public hearing on amendment to Overlook Planned Development District.**
- 2. Consider and take appropriate action on amendment to Overlook Planned Development District.**

On May 17, 2021, the City Council approved the Overlook Planned Development District and the site map that accompanied it at the time. Originally, the lots from Corpus Ave to Good Prairie along E 12th Street were platted as townhome lots that had a minimum of 2,800 square feet and a lot width of 26'. This included a total of 42 townhome lots. Overlook Land Group LLC is proposing to change these townhomes to single-family with a minimum of 5,000 square feet and a minimum lot width of 45'. This would include a total of 24 single-family lots. This would be a variance from current ordinance that requires 50' lots for single-family homes. This portion of the PDD would be different than the other single-family homes that would remain having a 50' width lot. Currently, two other PDD's have 45' lots in their site plans.

EXHIBITS:

1. New site plan
2. Ordinance for Original PDD- Ordinance 568

COUNCIL ACTION/STAFF RECOMMENDATION:

Hold a public hearing.