

## Legislation Details (With Text)

<b>File #:</b>	2020-3916	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Presented
<b>File created:</b>	12/31/2020	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	2/2/2021	<b>Final action:</b>	2/2/2021
<b>Title:</b>	Public Hearing: Application #PL2020-335 - Rezoning from R-1 to RP-1 and Preliminary Development Plan - Highland Meadows, 5th and 6th Plat, 1201 SW Longview Boulevard; Clayton Properties Group, Inc., applicant.		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. PC Minutes, 2. Staff Report, 3. Staff Presentation, 4. Site Plan, 5. Elevations, 6. Landscape Plan, 7. Storm Water Drainage Study, 8. Traffic Impact Analysis, 9. Traffic Impact Study, 10. Neighborhood Meeting Minutes, 11. Location Map		

Date	Ver.	Action By	Action	Result
2/2/2021	1	City Council - Regular Session	presented	
1/7/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2020-335 - Rezoning from R-1 to RP-1 and Preliminary Development Plan - Highland Meadows, 5th and 6th Plat, 1201 SW Longview Boulevard; Clayton Properties Group, Inc., applicant.

The proposed rezoning and preliminary development plan is for the future construction of Highland Meadow 5<sup>th</sup> and 6<sup>th</sup> plat. The subject property is a vacant 29.16 acres that is surrounded by single-family homes. The change in zoning will allow for smaller lots and more green space.

Vincent Walker, Developer  
Joshua Johnson, Development Services

With the conditions of approval contained in the staff report, the application meets the requirements of the UDO and the Design & Construction Manual (DCM).

- Development shall be in accordance with the preliminary development plan dated December 14, 2020.
- The architectural style and building materials for the single-family homes shall be consistent with the building elevations that were submitted December, 30 2020.
- Financial security shall be provided to the City for the construction of Longview Boulevard from 10<sup>th</sup> Street to the south property line of Highland Meadows, in lieu of construction if developer elects to defer such construction, prior to the release of residential building permits associated with either 5<sup>th</sup> Plat or 6<sup>th</sup> Plat. However, no more than one plat, whether it is 5<sup>th</sup> Plat or 6<sup>th</sup> Plat, shall be recorded and associated residential building permits issued unless the aforementioned Longview Boulevard road improvements are

substantially completed.

Committee Recommendation: A motion was made by Board Member Sanning, seconded by Board Member Trafton, that Application #PL2020-335 - Rezoning from R-1 to RP-1 and Preliminary Development Plan - Highland Meadows, 5th and 6th Plat, 1201 SW Longview Boulevard; Clayton Properties Group, Inc., applicant be recommended for approval to the City Council - Regular Session. The motion was carried unanimously.