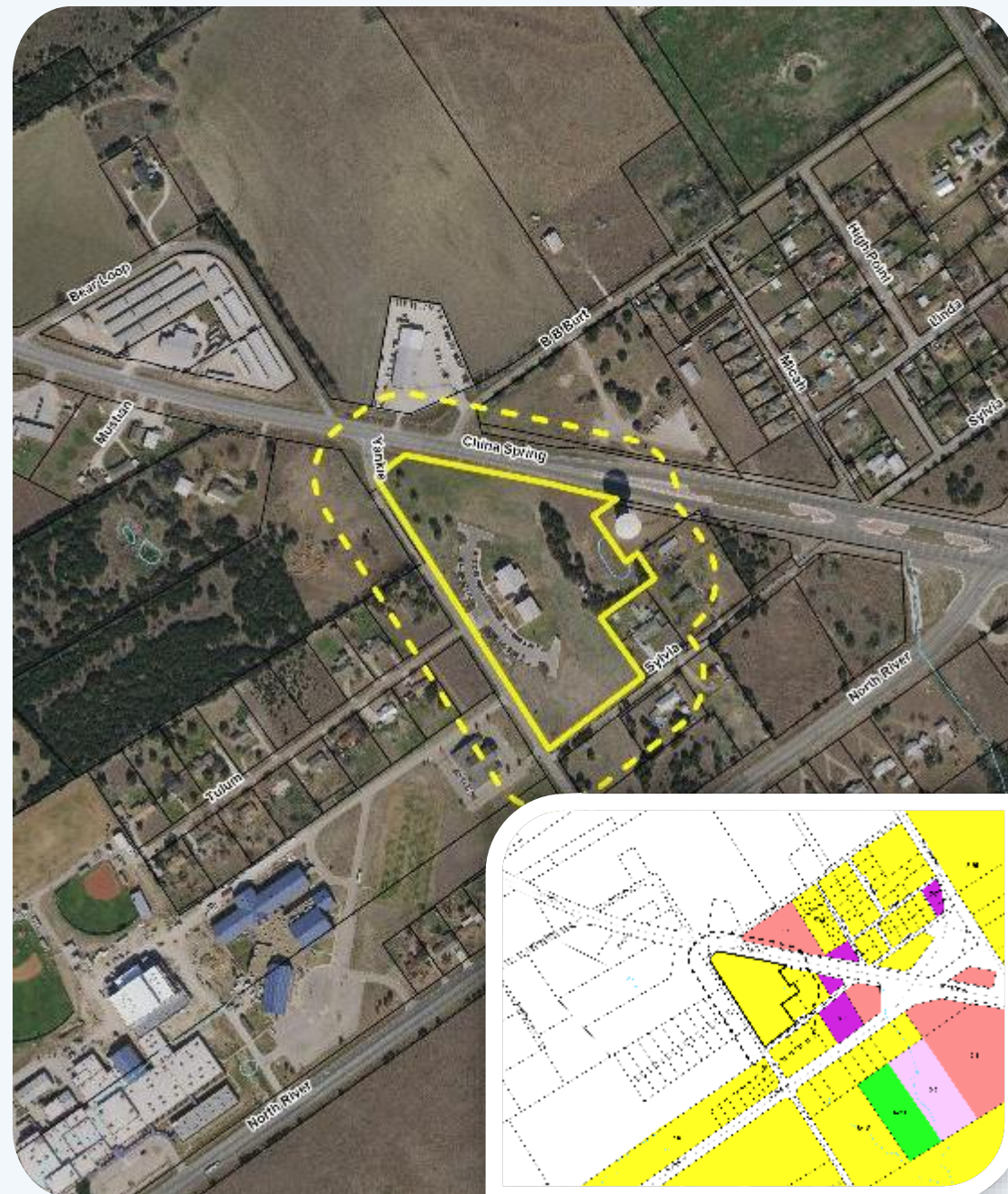


# PH 2025-560

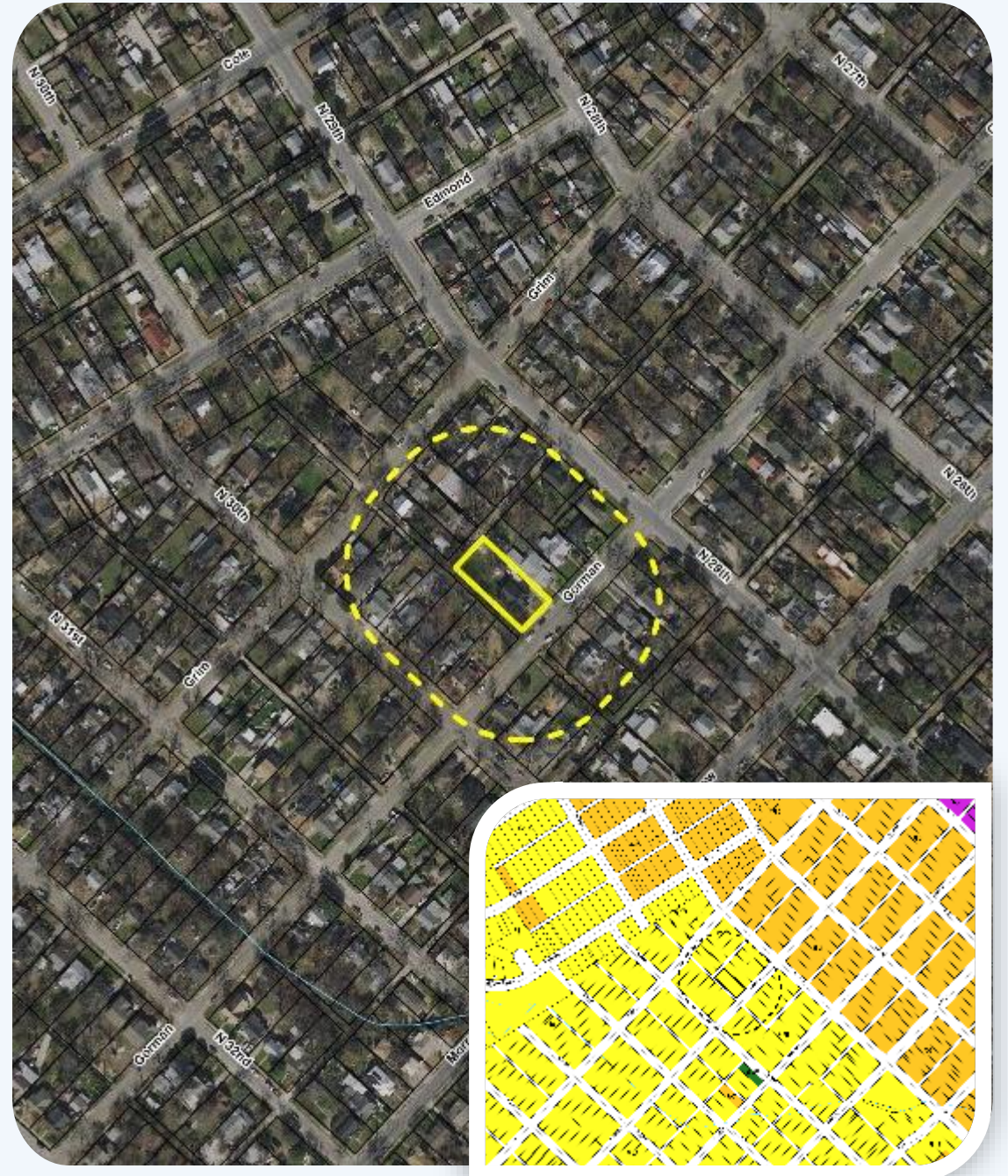
- Location:
  - 12301 Yankie Road
- Council District:
  - District V
- Applicant:
  - China Spring Farmers and Crafters
- Items for approval:
  - Special Permit for Farmers Market in R-1B zoning
- Plan Commission Vote:
  - 9-0 approval





# PH 2025-561

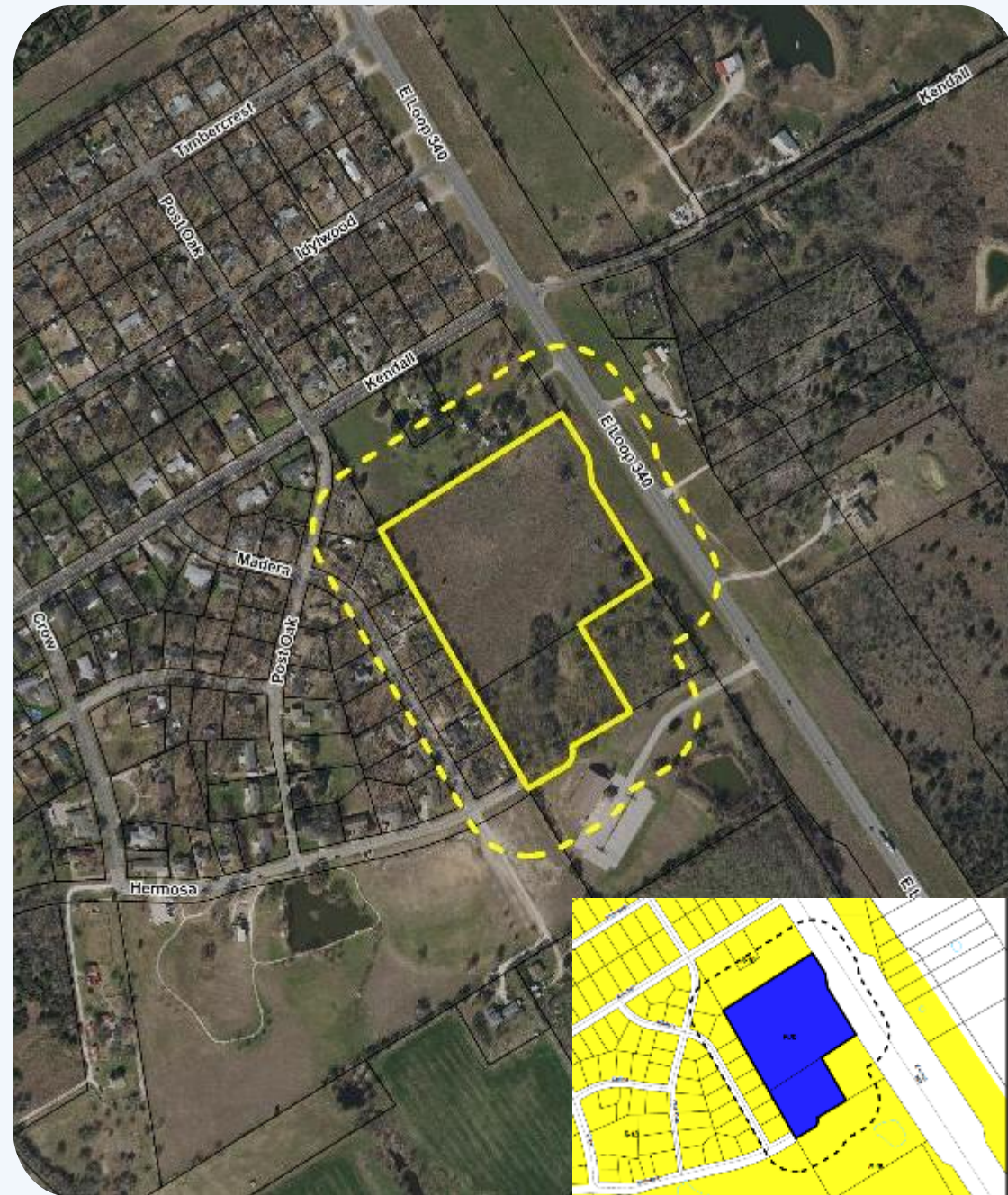
- Location:
  - 2910 Gorman Ave.
- Council District:
  - District IV
- Applicant:
  - Jordan Yarbrough
- Items for approval:
  - Special Permit for Short Term Rental Type I
- Plan Commission Vote:
  - 9-0 approval





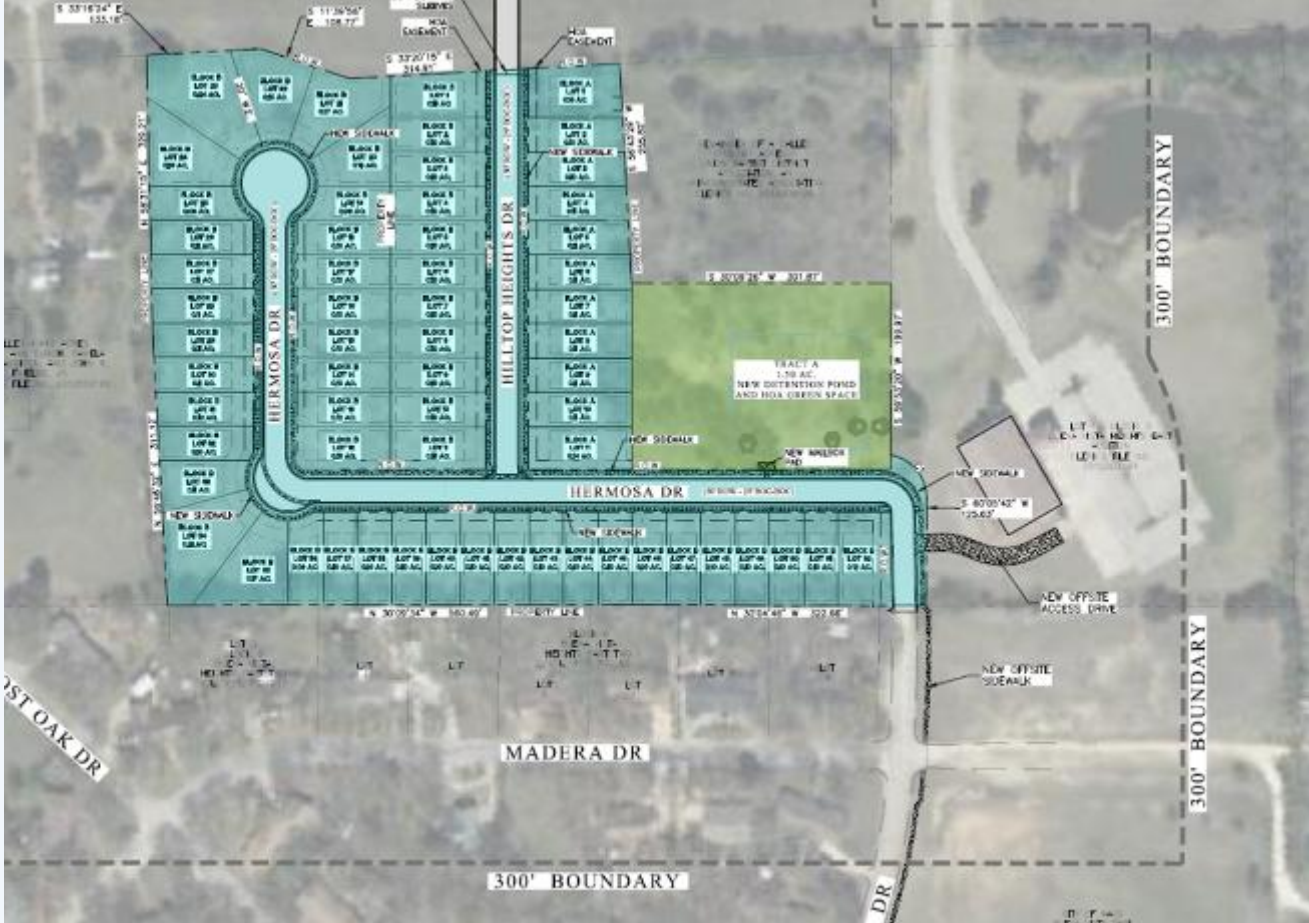
# PH 2025-562

- Location:
  - Loop 340 and Hermosa Drive
- Council District:
  - District I
- Applicant:
  - Larry Jackson
- Items for approval:
  - Final PUD – Hilltop Heights Addition
- Plan Commission Vote:
  - 9-0 approval



# PH 2025-562

R-1B Zoning Requirements	Proposed PUD
<b>Density Allowed:</b> 4.58 DU/Acre	<b>Proposed Density:</b> 5.88 DU/Acre
<b>Minimum Lot Width:</b> 50'	<b>Average Proposed Lot Width:</b> 40.39'
<b>Minimum Lot Area:</b> 6000 ft <sup>2</sup>	<b>Average Proposed Lot Area:</b> 4,792 ft <sup>2</sup>
<b>Minimum Setbacks:</b> Front: 25' Street Side (Corner): 10' Side: 5' Rear: 25'	<b>Recommended Minimum Setbacks:</b> Front: 25' for garage facade setback & 20' for house façade setback Street Side (Corner): 8' Side: 5' Rear: 5' if no more than 65% of lot is covered with impermeable surface (driveway & house)
<b>Estimated Lots with Same Layout:</b> ~49	<b>Proposed Lots:</b> 63
<b>Buildable Area 50' x 120' Lot:</b> 3,600 ft <sup>2</sup>	<b>Buildable Area 40' x 120' Lot:</b> 2,700 ft <sup>2</sup>
<b>Sidewalks:</b> one side of collector street connecting Loop 340 to Hermosa Dr.	<b>Sidewalks:</b> Both sides of all streets and 600' of offsite sidewalk connecting subdivision to Buena Vista Park





# PH 2025-562

H2029

FORMERLY KNOWN AS THE BURKE



ELEVATION A |

H2341

FORMERLY KNOWN AS THE BROOKSHIRE



ELEVATION A |

H1953

FORMERLY KNOWN AS THE GARRISON



ELEVATION B |

H1953

FORMERLY KNOWN AS THE GARRISON



ELEVATION A |

H1497

FORMERLY KNOWN AS THE BRYSON



ELEVATION A |

H2029

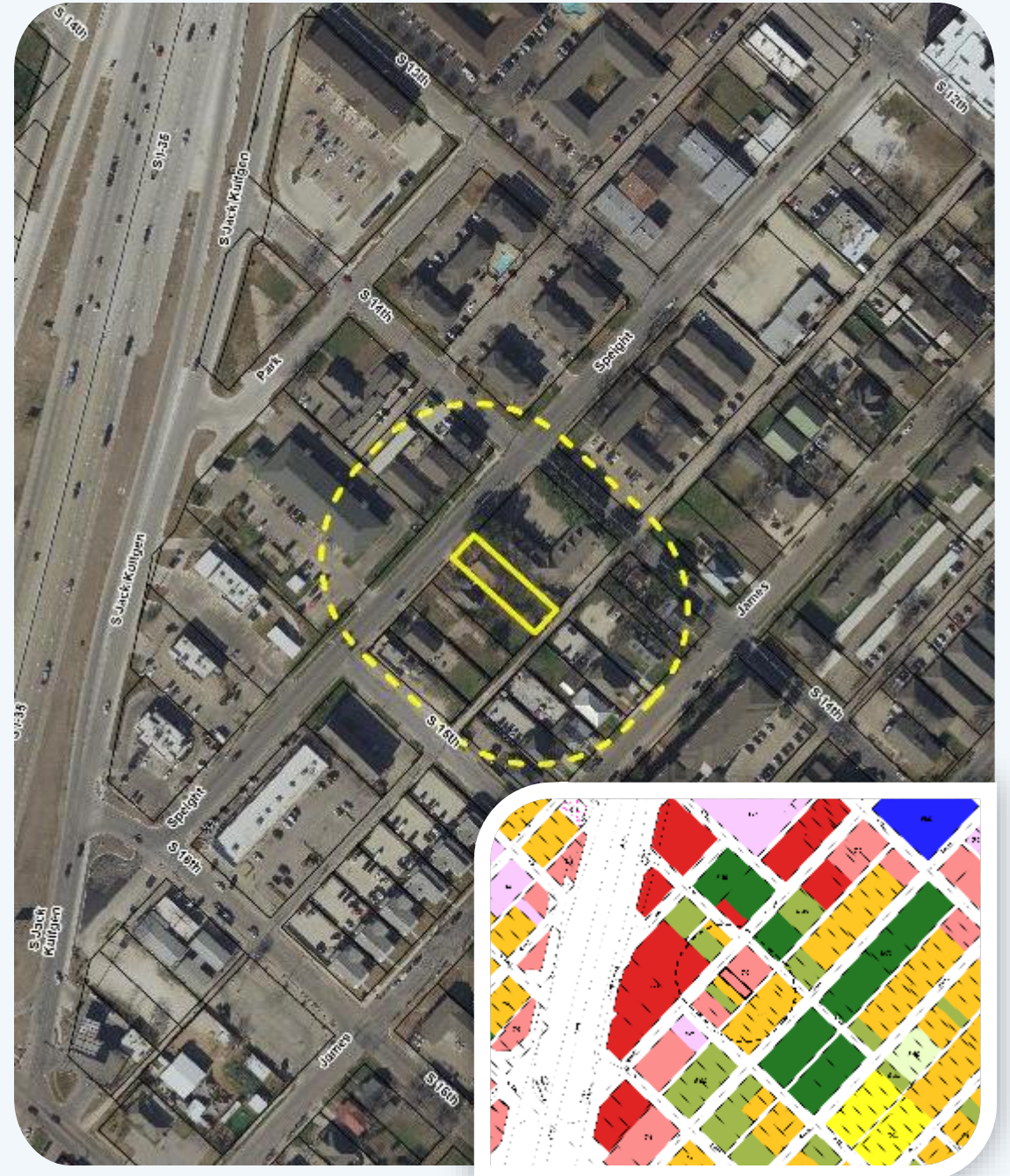
FORMERLY KNOWN AS THE BURKE



ELEVATION B |

# PH 2025-563

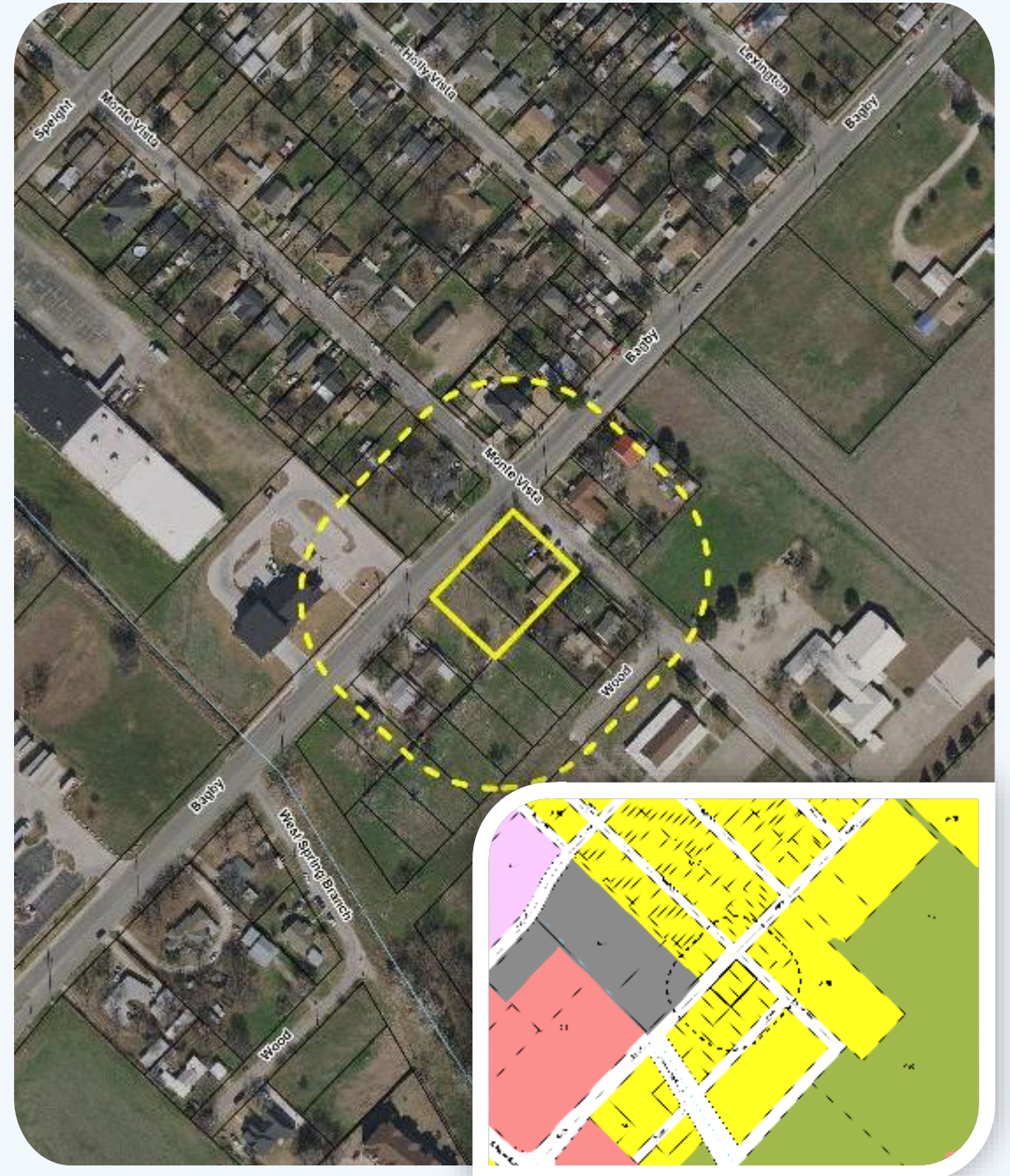
- Location:
  - 1414 Speight Ave.
- Council District:
  - District II
- Applicant:
  - Len Williams, Bold Lion Properties
- Items for approval:
  - Rezone from C-2 to R-2
- Plan Commission Vote:
  - 9-0 approval





# PH 2025-564

- Location:
  - 1805 Monte Vista & 4504 Bagby Ave.
- Council District:
  - District II
- Applicant:
  - Christopher Guerrero, CG Construction Group LLC
- Items for approval:
  - Rezone from R-1B to O-3
- Plan Commission Vote:
  - 9-0 approval





# PH 2025-565

- Location:
  - 1210 Lake Air Dr.
- Council District:
  - District III
- Applicant:
  - Jerry Dyer
- Items for approval:
  - Rezone from C-3 to O-3
- Plan Commission Vote:
  - 9-0 approval





# PH 2025-566

- Location:
  - 4305 Flat Rock Road
- Council District:
  - District V
- Applicant:
  - David du Menil
- Items for approval:
  - Rezone from R-1B to R-2
- Plan Commission Vote:
  - 9-0 approval

