

ORDINANCE 1268

AN ORDINANCE OF THE CITY OF TRACY AMENDING THE CORRAL HOLLOW WEST PLANNED UNIT DEVELOPMENT TO PERMIT HIGH DENSITY SINGLE-FAMILY RESIDENTIAL USES AND ESTABLISH DEVELOPMENT STANDARDS ON AN APPROXIMATELY 3.5-ACRE LOT LOCATED AT 2483 W SCHULTE ROAD, ASSESSOR'S PARCEL NUMBER 240-660-37. THE APPLICANT IS BRIGHT DEVELOPMENT AND OWNER IS POND CREEK, LLC. APPLICATION NUMBER PUD18-0003

The City Council of the City of Tracy does ordain as follows:

SECTION 1: The land use designation of the approximately 3.5-acre lot located at 2483 W Schulte Road, Assessor's Parcel Number 240-660-37 (Southgate Lot A), located within the Corral Hollow West Planned Unit Development is amended to permit high density single-family uses and multi-family uses.

SECTION 2: The development standards for single-family residential development on Southgate Lot A shall be as follows:

- Minimum Interior Lot Width - 35'
- Minimum Interior Lot Depth - 55'
- Minimum Interior Lot Size - 2,000 sq. ft.
- Minimum Corner Lot Width - 40'
- Minimum Corner Lot Depth - 55'
- Minimum Corner Lot Size - 2,300 sq. ft.

- Front Yard Setback - 5' Minimum with 8' minimum to garage door
- Interior Side Yard Setback for single-family detached - 3' Minimum
- Interior Side Yard Setback for single-family attached - 0' on one side, 3' Minimum on the other
- Street Side Yard Setback - 3' Minimum
- Rear Yard Setback - 4' Minimum
- Rear Yard Open Space – 150 sq. ft.
- Maximum Lot Coverage - 70%
- Maximum Building Height - 30'
- Off Street Parking – 2 spaces, non-tandem and enclosed in a garage, per dwelling unit in accordance with the Tracy Municipal Code

Accessory buildings, shade structures, projections into yards and courts shall be developed in accordance the development standards of this PUD.

All standards for fence, wall and hedge heights shall be consistent with Tracy Municipal Code Section 10.08.3250, specifically the HDR zone.

Parking of boats or recreation vehicles and motor homes within driveways or on the private street is prohibited within the PUD.

SECTION 3: This Ordinance shall take effect thirty (30) days after its final passage and adoption.

SECTION 4: This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

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The foregoing Ordinance 1268 was introduced at a regular meeting of the Tracy City Council on the 16th day of April, 2019, adopted on the 21st day of May, 2019, and became effective on the 20th day of June, 2019, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG, RICKMAN
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

Signed by: Robert Rickman, Mayor
Attest: Adrienne Richardson, City Clerk