



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 10, 2022

SUBJECT: ZC 2021-03, Ordinance No. 3724, Public hearing and consideration of a request from ANA Consultants LLC for a zoning change from C-2 (Commercial) to RI-PD (Residential Infill Planned Development) at 7704 Davis Boulevard, being 3.353 acres described as Lot 12, Block 2, St Joseph Estates.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Zeon Property LLC, ANA Consultants LLC is requesting a zoning change from C-2 (Commercial) to RI-PD (Residential Infill Planned Development) on 3.353 acres located at 7704 Davis Boulevard. The applicant is proposing a 12-lot single-family detached development on the site.

GENERAL DESCRIPTION:

The property under consideration is a 3.353-acre tract located on the east side of Davis Boulevard between Freedom Way and Patrick's Path. The site abuts an existing drainage channel and an automotive repair shop on the south, and shares a common property line with the Liberty Village subdivision on the north.

A site plan of the project is attached. The proposed development includes 12 single-family lots with an approximate density of 3.58 dwelling units per acre. The typical lot size is 53 feet wide and 120 feet deep. The minimum lot size is 6,000 square feet, with an average lot size of 8,527 square feet.

The development consists of a single cul de sac street with access to Davis Boulevard. Ten of the lots are located on the north side of the street. The three lots on the south side of the street are adjacent to the drainage channel. The street intersection is a right-in/right-out design and has received conceptual approval from the Texas Department of Transportation.

The development incorporates approximately 10,890 square feet of open space, which makes up 7.5% of the site. The majority of the open space is located in an open space lot at the northeast corner of the Davis Boulevard intersection. This lot is adjacent to the open space lot in the Liberty Village subdivision. A long and shallow open space lot is also located on the south side of the street adjacent to the automotive repair shop. This lot would provide evergreen landscape screening from the adjacent use repair shop use. A conceptual landscape plan is attached.



The proposed conditions of approval for this RI-PD district are attached. Applications for rezoning to the RI-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant’s proposed development of the property, and include the items described in the attached document. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices, such as traditional office buildings, executive suites, and co-working spaces. It also encourages limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business is conducted indoors.

The Office Commercial designation remains from a larger land area prior to approval of the St. Joseph Estates residential subdivision. What remains is a 180-foot wide and 660-foot deep mid-block parcel with mostly residential uses surrounding it. The City has also approved a series of infill residential neighborhoods in this immediate vicinity of Davis Boulevard, including La Fontaine, Liberty Village, and St. Joseph Estates. Due to its location along Davis Blvd and competing driveways and street intersections in the area, it is unlikely that this property would be granted a median opening when medians are installed in Davis Blvd. For these reasons, the Development Review Committee saw the change in future land use from Office Commercial to Low Density Residential to be appropriate for this area.

CURRENT ZONING: The property is currently zoned C-2 (Commercial). This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

PROPOSED ZONING: The proposed zoning is RI-PD Residential Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Low Density Residential	Single-family residences (Liberty Village)
WEST	C-1 (Commercial)	Office Commercial	Retail shop
SOUTH	C-1 (Commercial) PD (Planned Development)	Office Commercial Low Density Residential	Automobile repair shop Single-family residences (St Joseph Estates)



EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Meadowview Estates)
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PLAT STATUS: The property is platted as Lot 12, Block 2, St Joseph Estates. Both a preliminary plat and final plat would be required to be approved prior to construction of the subdivision.

PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning Department received written public input regarding the request. Copies of the correspondence is included in the "Public Input" attachment.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the December 2, 2021, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3724.