

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 9, 2023
SUBJECT: ZC23-0069, Ordinance No. 3818, Public hearing and consideration of a request from the Redinger Group, LLC for a revision to a Planned Development at 6716 Stardust Drive, being 2.88 acres described as Lot 3, Block 1, Ranger Crossing Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Somerik Realty LLC, Redinger Group LLC is requesting a revision to the planned development zoning district for 2.88 acres located at 6716 Stardust Drive. The applicant is proposing a single-family detached development on the site.

GENERAL DESCRIPTION:


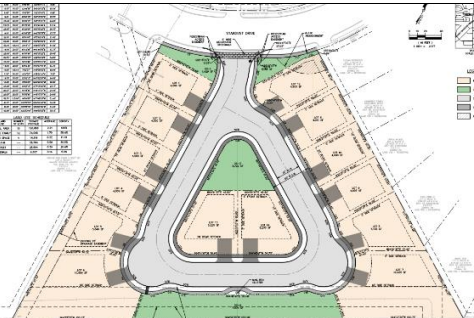
The property under consideration is an undeveloped 2.86-acre site located on the south side of Stardust Drive, approximately 300 feet east of Rufe Snow Drive. The site abuts an automobile repair facility (Service King) on the west, the Summer Crossing (platted as Estates at NRH) neighborhood on the north and east, and the TEXRail right-of-way on the south. The Cambridge Place subdivision is located south of the property across the railroad right-of-way.

The property is zoned RI-PD (Residential Infill Planned Development), which was approved by City Council on August 22, 2022 (Ordinance 3754). Following that approval, it was discovered that a 25-foot gas pipeline easement was located on the property adjacent to the TEXRail right-of-way. This easement was not indicated on surveys of the property, and it affected seven of the proposed lots on the approved layout.

To address this finding, the applicant has redesigned the project and is requesting an amendment to the planned development standards. A narrative provided by the applicant that describes the request is attached.

Concept plan exhibits for the project are attached, and a comparison of the previous plan and proposed plan is below. The property is generally triangular, being approximately 210 feet wide and 325 feet deep. The proposed development includes 14 single-family lots with an overall density of 4.9 dwelling units per acre and a minimum dwelling unit size of 2,000 square feet.

The lots front a looped street that has a single point of access to Stardust Drive, with all lots across the street from the central open space lot. The typical lot is 50 feet wide by 80 feet deep. Most of the lots range in size from 4,000 square feet to 5,200 square feet, with the two southernmost corner lots exceeding 10,400 square feet.

	2022 PLAN	2023 PLAN
		
Residential Lots	16 single-family lots	14 single-family lots
Residential Density	5.59 units/acre	4.9 units/acre
Lot Sizes	3,880 – 6,400 sf Avg. lot size: 4,400 sf	Regular lots (12): 4,000 - 5,200 sf South corner lots (2): 10,500 sf
Garage/Driveway Access	Street access for all lots Front entry garages for all lots	Street access for all lots Front entry garages for all lots
Open Space	3 open space lots 0.25 acres (8.7% of project)	4 open space lots 0.33 acres (11.5% of project)
Street Access	Stardust Drive (one entrance)	Stardust Drive (one entrance)

The development incorporates approximately 14,000 square feet (0.33 acres) of open space, which makes up 11.5% of the site. Most of the open space is located in a 3,722-square-foot lot in the center of the development and a 7,876-square-foot lot located adjacent to the TEXRail right-of-way. Open space lots are also located adjacent to Stardust Drive to provide areas for entryway signage, street trees, and landscaped entries. The size and scope of open space improvements appears suitable for a 14-lot homeowner's association to maintain in the long term.

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. 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 Medium Density Residential. This designation provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage home. General characteristics of these neighborhoods include amenitized neighborhood open spaces, wide sidewalks, street trees, alley-accessed driveways and garages, a density of six to eleven dwelling units per acre, and houses of one, two, and three stories.

CURRENT ZONING: The property is currently zoned RI-PD (Residential Infill 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
WEST	I-2 (Medium Industrial)	Retail Commercial	Auto repair facility
SOUTH	RI-PD (Residential Infill Planned Development)	Low Density Residential	Single-family residences
EAST	PD (Planned Development)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted. Approval of a preliminary plat; engineering plans for streets, utilities, grading, and drainage; and a final plat would be required prior to any construction.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the September 21, 2023, meeting and voted 6-0 to recommend approval, with the condition that sidewalk access be required between the central houses and the open space sidewalks.

RECOMMENDATION:

Approve Ordinance No. 3818.