



## CITY COUNCIL MEMORANDUM

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

**SUBJECT:** ZC22-0029, Ordinance No. 3758, Public hearing and consideration of a request from Hairitage Family Salon for a zoning change from R-2 (Single-Family Residential) to NR-PD (Nonresidential Planned Development) at 5405 Davis Boulevard, being 0.207 acres described as Lot 6, Block 33, Nor'East Addition.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Hairitage Family Salon is requesting a zoning change from R-2 (Single-Family Residential) to NR-PD (Nonresidential Planned Development) on 0.207 acres located at 5405 Davis Boulevard.

### **GENERAL DESCRIPTION:**

The 9,029-square-foot site under consideration is located on the west side of Davis Boulevard between Lola Drive and Noreast Drive. The property is adjacent to offices on the north, a printing company on the south, and single-family residences on the west. The site is currently vacant.

A site plan package for the development is attached. Proposed improvements to the site include construction of a new 1,338-square-foot building with associated parking and landscaping improvements. The building is intended for occupancy by a beauty salon, Hairitage Family Salon, and includes a separate leasable office space. Hairitage Family Salon is currently located south of the site at 5205 Davis Boulevard.

The parking lot contains 10 parking spaces located at the rear of the site, including one accessible space adjacent to the building. Driveway access would be available from Davis Boulevard. Landscaped areas cover 23% of the lot. These areas include a landscape setback adjacent to Davis Boulevard, parking lot island, and a buffer yard and masonry screening wall adjacent to the residential properties. The existing 48-caliper-inch live oak tree in front of the property is intended to be preserved on site, although it will require trimming.

The proposed conditions of approval for this NR-PD district are attached. Applications for rezoning to this 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 the items described below. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.



### ***Front building setback***

The property is 72 feet wide by 125 feet deep and has a 25-foot front building line. The lots in this area on Davis Boulevard were originally zoned and platted for single-family residential use. Beginning in the mid-1980s, the properties began to transition from residential to commercial uses, with some businesses operating in converted residences.

In order to accommodate the required parking and landscape improvements on a property of this size, the applicant proposes a 15-foot front building setback for the building. This modification results in the area in front of the building being a landscaped area and allows for full-size parking spaces to be located behind the building.

### ***Landscaping***

Since the property is adjacent to single-family residences to the west, a 15-foot landscape buffer yard is required along the common property line. The buffer yard requires one large tree per 30 linear feet with at least 40% of the trees being an evergreen species. Based on the length of the buffer yard, three (3) trees are required.

The applicant is requesting that the landscape plan be approved with a modified buffer yard adjacent to the residential properties to the west. The buffer yard is required to be 15 feet deep, and the applicant is requesting that a 7-foot buffer yard be permitted. The reduced depth buffer yard allows for full-size parking spaces to be constructed on the site. the buffer yard includes two live oak trees, one eastern red cedar tree, and a six-foot tall masonry screening wall.

**LAND USE PLAN:** This area is designated on the Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices as well as limited commercial and service establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors.

**CURRENT ZONING:** The property is currently zoned R-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

**PROPOSED ZONING:** The proposed zoning is NR-PD (Nonresidential Planned Development) following the O-1 (Office) district land uses and development standards. The proposed change is intended to allow for the modifications to the site development standards for the property.

### **SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	LR (Local Retail)	Office Commercial	Offices
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	LR (Local Retail)	Office Commercial	Printing shop
EAST	C-2 (Commercial)	Office Commercial	Multi-tenant shopping center



**PLAT STATUS:** The property is currently platted as Lot 6, Block 33, Nor'East Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the September 15, 2022, meeting and voted 4-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3758.