



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 13, 2021

SUBJECT: ZC 2020-07, Ordinance No. 3719, Public hearing and consideration of a request from Torino LLC for a zoning change from AG (Agricultural) to RI-PD (Residential Infill Planned Development) at 7509 Chapman Drive, being 2.74 acres described as Tract 4, John McComas Survey, Abstract 1040.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Torino LLC is requesting a zoning change from AG (Agricultural) to RI-PD (Residential Infill Planned Development) on 2.74 acres located at 7509 Chapman Drive.

GENERAL DESCRIPTION:

The property is located on the north side of Chapman Drive across from the intersection of Holiday Lane. The property is unplatted and developed with a 1,140-square-foot residence built in 1948 and associated accessory buildings and structures. The 2.74-acre property has approximately 410 feet of frontage on Chapman Drive and is approximately 328 feet deep.

The property is located near the northeast corner of Meadow Road and Chapman Drive. The Meadow Road/Little Ranch Road area is characterized by low-density single-family residences on estate style lots. Most properties are over one acre in size and generally zoned R-1-S (Special Single-Family). The residential area south of the site consists of traditional suburban residential lots in the Fox Hollow subdivision. The lots fronting the south side of Chapman Drive are zoned R-2 (Single-Family Residential).

The owner is requesting a zoning change with the intent to plat the property and develop single-family residential lots. The applicant initially proposed a rezoning to the R-1 (Single-Family Residential) district, which requires a minimum lot size of 13,000 square feet. However, at the Planning & Zoning Commission public hearing, the applicant proposed modifying the zoning request to RI-PD (Residential Infill Planned Development). This was intended to limit the number of lots to four (4) lots, provide a larger rear building line, and limit the number and locations of driveways on Chapman Drive.

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 detail below. 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 Vision2030 Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density of less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

The Vision2030 Land Use Plan also states that transitional densities and lot sizes of 13,000 square feet (0.3 acre) or more may be appropriate when adjacent to Major Collector roadways and existing conventional suburban residential neighborhoods. New development should be sensitive to the surrounding context in scale and form, and be designed to reflect a contiguous and seamless growth pattern that avoids fragmented and disconnected development.

CURRENT ZONING: The property is currently zoned AG (Agricultural). The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

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	R-1-S (Special Single-Family)	Residential Estate	Single-family residence
WEST	R-1 (Single-Family Residential)	Residential Estate	Vacant lots
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently unplatted.

STAFF REVIEW: Over the course of the past several years, the Development Review Committee (DRC) reviewed multiple submittals by the applicant after a City Council denial of an R-2 (Single-Family Residential) zoning change request on the same property. The DRC has consistently recommended that the applicant consider a Planned Development (PD) zoning district to guarantee a maximum lot count and specific lot layout, ensure the project blended with the context of the area, and provide an appropriate transition from the suburban context to the south and the more rural context to the north. The DRC has also expressed concerns about multiple driveway cuts onto Chapman Drive between



Meadow Road and Holiday Lane. The DRC is comfortable with four (4) lots facing Chapman Drive with two shared driveways.

PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning Department received written opposition to the request. Copies of the correspondence is included in the "Public Input" attachment. Opposition by one property owner adjacent to the north of the proposal makes Section 211.006 of the Texas Local Government Code applicable to the request, whereby a three-fourths vote by City Council (i.e., "super-majority") is required to approve the request.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the November 18, 2021, meeting and voted 5-0 to recommend approval and changing the request from R-1 (Single-Family Residential) to a Residential Infill Planned Development with the standards proposed by the Development Review Committee.

RECOMMENDATION:

Approve Ordinance No. 3719.