



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 22, 2022

SUBJECT: ZC21-0016, Ordinance No. 3754, Public hearing and consideration of a request from Fernando Sotelo for a zoning change from I-2 (Medium Industrial) to RI-PD (Residential Infill Planned Development) at 6716 Stardust Drive, being 2.86 acres described as Tract 1A2, John C Yates Survey, Abstract 1753.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Fernando Sotelo (Somerik Realty) and Chase Medford (Medford Construction) are requesting a zoning change from I-2 (Medium Industrial) to RI-PD (Residential Infill Planned Development) on 2.86 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.

Concept plan exhibits for the project are attached, and a layout of the development is shown below. The property is generally triangular, being approximately 210 feet wide and 325 feet deep. The proposed development includes 16 single-family lots with an overall density of 5.5 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 residential lots are generally 50 feet wide by 80 feet deep. These lots range in size from 3,880 square feet to 6,400 square feet, with an average lot size of 4,440 square feet. These lots are shallower and smaller than other planned development lots, which typically range in depth from 100 to 110 feet and average 5,000 square feet in area. The two lots in the extreme south corners of the proposed project are slightly deeper and exceed 10,000 square feet in area.



Concept Plan Exhibit

The development incorporates approximately 11,000 square feet (0.25 acres) of open space, which makes up 8.7% of the site. Most of the open space is located in a 6,578-square foot lot in the center of the development. Planned improvements to the central open space area include landscaping and hardscape features, a community fireplace and outdoor patio, and off-street parking spaces to accommodate visitor parking for the neighborhood. Open space lots are also located adjacent to Stardust Drive to provide areas for entryway signage, street trees, and landscaped entries. The Development Review Committee commented that the size and scope of open space improvements may be too large for a 16-lot homeowner's association to maintain in the long term. It is recommended that the size of the open space lot at the northeast corner of the site be reduced in size and the land area redistributed into the residential lots to make them slightly larger and wider.

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 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 I-2 (Medium Industrial). The I-2 district is intended to permit a wide range of manufacturing, wholesale, and service type uses.



PROPOSED ZONING: The proposed zoning is 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 August 4, 2022, meeting and voted 6-1 to recommend approval (Chair Welborn voting against).

RECOMMENDATION:

Approve Ordinance No. 3754.