

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 11, 2017

SUBJECT: ZC 2017-12, Ordinance No. 3489, Public hearing and consideration of a request from Skorburg Company for a Zoning Change from C-1 Commercial and U School, Church, and Institutional to RI-PD Residential Infill Planned Development at 7600 & 7601 Mid Cities Boulevard and a portion of 7445 College Circle, being 6.842 acres described as Lot A1A, Block 28, College Hills Addition, and Tracts 10H5, 10, and 11D, John Barlough Survey, Abstract 130.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Skorburg Company is requesting a zoning change from C-1 Commercial and U School, Church, and Institutional to RI-PD Residential Infill Planned Development on a 6.842-acre site located at the southeast corner of Mid Cities Boulevard and Holiday Lane. The applicant is proposing a 37-lot single-family residential development on the site.

GENERAL DESCRIPTION:

The property under consideration is located on the south side of Mid Cities Boulevard and the east side of Holiday Lane. The site is north of College Hill Church of Christ. The proposed development includes 37 single family residential lots with a density of 5.4 dwelling units per acre. The lots range in size from 4,025 square feet to 5,617 square feet, with an average lot size of 4,336 square feet. The typical lot size is 35 feet wide by 110 feet deep, and all lots are served by alleys. The development incorporates approximately 46,174 square feet of open space adjacent to Holiday Lane and Mid Cities Boulevard, and a 10,454-square foot open space lot within the subdivision. The open space makes up 19.0% of the development. A site plan depicting the layout is attached.

The following is a summary of the proposed standards associated with this RI-PD application.

- a. Dwelling unit size. Twenty percent of the dwelling units may be 1,800 to 2,000 square feet in floor area. The minimum dwelling unit size for the remaining units is 2,000 square feet.
- b. Building materials. On the front elevations of all houses, 100% of the wall area will be faced with brick. On the side and rear elevations, 85% of the wall area will

be faced with brick. All roofs have a minimum pitch of 10:12 on the front and 8:12 on the side, and three-tab shingles are not permitted.

- c. Setbacks. The front and building lines will be 5 feet. The rear building will be 18 feet, which will accommodate a rear-entry garage and driveway from the alley.
- d. Alleys. All lots will be served by alleys.
- e. Fencing. The fence in the open space adjacent to Mid Cities Boulevard will include a masonry wall and a decorative ornamental steel fence. A steel fence will also be installed in the open space adjacent to Holiday Lane. An eight-foot tall cedar fence will be installed between the alley and the church property to the south and existing residences to the east on Abbott Avenue.
- f. Sidewalks. A five-foot wide sidewalk will be constructed adjacent to Mid Cities Boulevard and along the internal streets. A four-foot wide sidewalk already exists adjacent to Holiday Lane.
- g. Landscaping. Each lot will provide one street tree between the sidewalk and street. A conceptual landscape plan is attached for all streets and open spaces.
- h. Homeowner's association. A homeowner's association will be responsible for the maintenance of all open space and landscaped areas, screening walls, and fences.
- i. Decorative elements. Crosswalks at the street entrances on Mid Cities Boulevard and Holiday Lane will be constructed of stained and stamped concrete. Decorative streetlights will be installed at appropriate locations along the streets. The development will include a cluster mailbox.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Neighborhood Service." This designation is intended to permit limited service establishments and retail stores for the benefit of adjacent and nearby residential areas, and in which all trade is conducted indoors in such a manner as to be compatible with placement near residential areas.

The Strategic Plan Committee reviewed the area around the Holiday Lane and Mid Cities Boulevard intersection during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the committee nor adopted by City Council, it is anticipated that this area would be recommended for medium-density residential development. Final recommendations are planned to be presented and adopted by October 2018.

CURRENT ZONING: The property is currently zoned C-1 Commercial and U School, Church, and Institutional.

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. Developments must comply with R-2 residential district standards unless amenities and design elements are provided and reflected on the required site plan.

SURROUNDING ZONING | LAND USE:

North: TOD Transit Oriented Development | Transit Oriented Development (Smithfield)
West: C-1 Commercial | Neighborhood Service
South: C-1 Commercial and U School, Church, and Institutional | Neighborhood Service
East: R-2 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the November 16, 2017, meeting and voted 5-1 to recommend approval subject to the following conditions:

1. Not more than twenty percent of the home be between 1,800 square feet and 2,000 square feet in floor area;
2. Install ornamental steel fencing along Holiday Lane rather than cedar board fencing;
3. No median opening to allow for turning traffic along Mid-Cities Boulevard into the proposed development;
4. Installation of an eight-foot cedar board fence rather than six-foot fence; and,
5. Underground power lines parallel or approximately parallel to the old Watauga Road easement with Oncor's permission.

RECOMMENDATION:

Approve Ordinance No. 3489.