

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 24, 2024

SUBJECT: ZC23-0087, Ordinance No. 3854, Public hearing and consideration of a request from Sage Group Inc for a zoning change from C-1 (Commercial) to Residential Infill Planned Development (RI-PD) at 7825 Mockingbird Lane, being 0.97 acres described as Lot 2, Block 3, Red Gate Addition.

PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

On behalf of Tommy Cunningham (property owner), Sage Group Inc is requesting a zoning change from C-1 (Commercial) to Residential Infill Planned Development (RI-PD) for 0.97 acres located at 7825 Mockingbird Lane. The applicant is proposing a single-family detached development on the site.

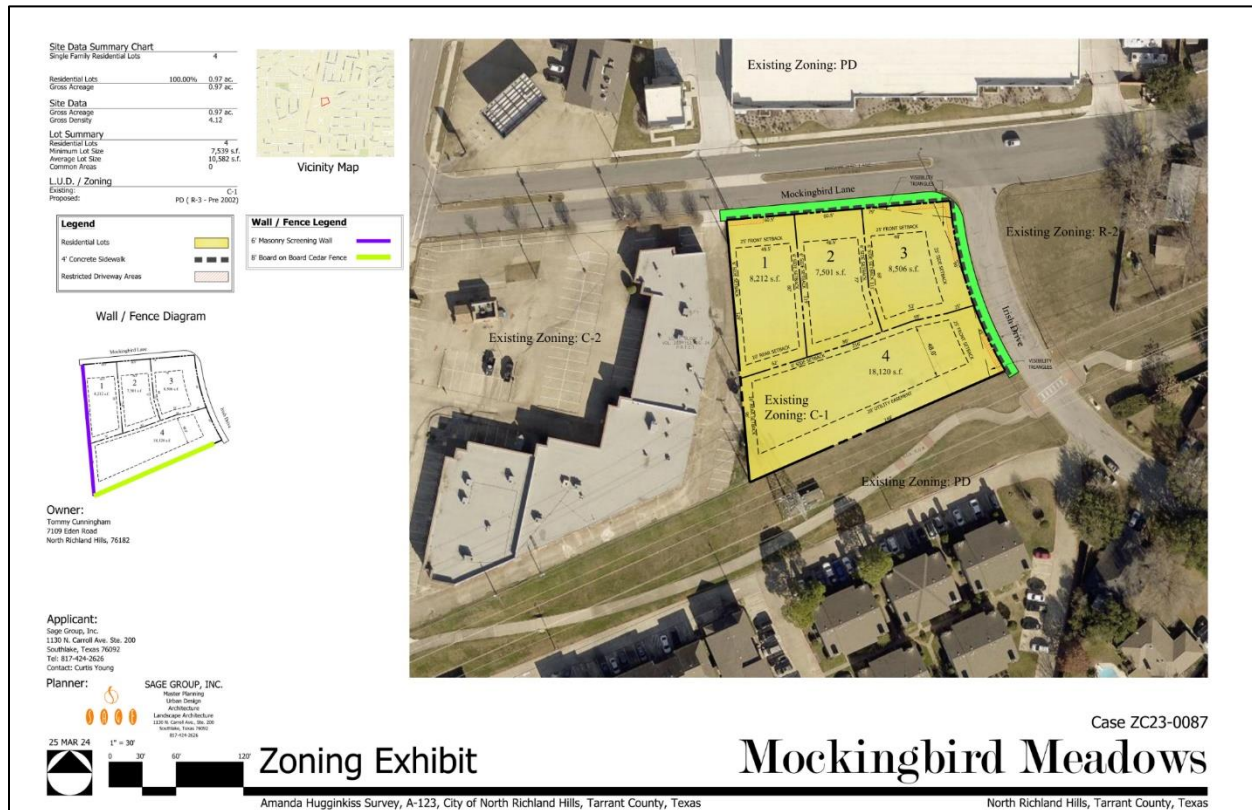
GENERAL DESCRIPTION:

The property under consideration is an undeveloped 42,253-square-foot site located at the southwest corner of Mockingbird Lane and Irish Drive. The site abuts a retail shopping center on the west and the Oncor power right-of-way and North Electric Trail on the south. A self-storage facility is located north of the site across Mockingbird Lane. East of the site is a vacant single-family residential lot and La Casita manufactured housing community. The property under consideration is undeveloped.

The owner proposes to rezone the property from C-1 (Commercial) to RI-PD (Residential Infill Planned Development). The purpose of the RI-PD district is to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These districts are limited to residential development or redevelopment of less than ten acres and include approval of a site layout and associated development plans. Developments should not vary from the R-2 (Single-Family Residential) district standards unless amenities and design elements are provided such as landscaped common areas, enhanced architectural design, nonlinear street patterns, side- or rear-entry garages, and decorative site development features. The general planned development standards are available in the online zoning ordinance at [Division 11 - PD Planned Development District](#).

Site plan exhibits for the project are attached, and a layout of the development shown below. The proposed development includes four single-family lots with an overall density of 4.12 dwelling units per acre. The lots range in size from 7,501 to 18,120 square feet, with an average lot size of 10,584 square feet. The development does not include common open space areas.

The lots front existing streets, with three of the lots fronting Mockingbird Lane and the fourth lot fronting Irish Drive. Driveway locations are generally identified on the plan so that the driveways provide adequate separation from the existing commercial driveway, the street intersection, and the street crossing of the North Electric Trail.



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, and they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

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)	Retail Commercial	Self-storage facility
WEST	C-2 (Commercial)	Retail Commercial	Retail shopping center
SOUTH	PD (Planned Development)	High Density Residential	Apartment community
EAST	R-2 (Single-Family Residential)	Retail Commercial	vacant

PLAT STATUS: The property is platted as Lot 2, Block 3, Red Gate Addition. Approval of a replat and engineering plans for utilities, grading, and drainage 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 June 6, 2024, meeting and voted 3-2 to recommend denial (Commissioner Risky and Alternate Luppy voting against).

DRC RECOMMENDATION: The Development Review Committee's (DRC) recommendation for denial of the zoning application is based on the following.

1. The Vision 2030 strategic designates the future use of the area at Davis Boulevard and Mockingbird Lane for retail commercial and office uses, and residential uses are incompatible with this designation.
2. The context of the site is incompatible for single-family residential development. The property is immediately adjacent to a commercial site with a building located less than thirty feet from the common property line. In addition, the houses would face a self-storage facility that is located across Mockingbird Lane from the property. Because of its setback from Davis Boulevard, conventional retail, restaurant, and neighborhood services uses may not be appropriate from a market perspective, but other flex office uses may.

RECOMMENDATION:

Deny Ordinance No. 3854.