



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 1, 2023

SUBJECT: ZC23-0063 Public hearing and consideration of a request from Kimley-Horn and Associates for a zoning change from C-1 (Commercial) and TOD (Transit Oriented Development) to TOD (Transit Oriented Development) with a special development plan at 6900 Davis Boulevard and 8205-8217 Odell Street, being 2.42 acres described as a portion of Tract 1, Eliza Ann Cross Survey, Abstract 281; a portion of Lots 27 and 28, and Lots 29-32, Block 1, W.E. Odell Addition. (CONTINUED FROM THE MAY 18, 2023, PLANNING AND ZONING COMMISSION MEETING)

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Texas New Real Estate LLC, Kimley-Horn and Associates is requesting a zoning change from C-1 (Commercial) and TOD (Transit Oriented Development) to TOD (Transit Oriented Development) with a special development plan on 2.42 acres located at the northeast corner of Davis Boulevard and Odell Street.

MAY 18, 2023 PLANNING AND ZONING COMMISSION MEETING:

The Planning and Zoning Commission opened the public hearing and considered this request at the May 18, 2023, meeting. Following the applicant's presentation, staff report, and discussion of the item, the Commission voted to continue the public hearing to the June 1, 2023, meeting, so the application could be considered with the companion zoning case ZC23-0051.

GENERAL DESCRIPTION:

The property under consideration is an undeveloped 2.42-acre site with frontage on Davis Boulevard and Odell Street. This application is a related request to ZC232-0051, which is a proposed rezoning for a 63-lot single-family residential development on property north of the site.

The property in this application is split between the C-1 (Commercial) and TOD (Transit Oriented Development) zoning districts. The southern portion of the site, approximately 1.72 acres fronting Odell Street, has been zoned TOD since 2009. The remaining 0.70 acres is proposed to be rezoned to expand the existing TOD boundary to the north to align with a planned street in the residential development.

The purpose of the special development plan is to establish standards in addition to the base TOD standards. The proposed conditions of approval for this special development plan are as follows.



1. Development of the site must comply with all Transit Oriented Development (TOD) standards. Any deviations or waivers from TOD standards would require further approval of a revised special development plan.
2. The base TOD standards within the General Mixed Use Character Zone allow for the development of residential uses on upper floors of mixed-use buildings and first floor uses that meet the mixed use criteria. The proposed standards would cap the number of units permitted on this property at forty-five (45) dwelling units.
3. A site plan and associated plans for the development must be approved by the Development Review Committee prior to the issuance of a building permit for the property.

These conditions may be modified throughout the public hearing process, and they are subject to final approval by City Council.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Medium Density Residential and Urban Village. The Medium Density Residential 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 homes. 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 C-1 (Commercial) and TOD (Transit Oriented Development). The C-1 district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.



The TOD district supports the development of the community’s station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

PROPOSED ZONING: The proposed zoning is TOD (Transit Oriented Development).

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Medium Density Residential	Vacant
WEST	R-3 (Single-Family Residential) O-1 (Office)	Low Density Residential Office Commercial	Single-family residences Medical offices
SOUTH	TOD (Transit Oriented Development)	Urban Village	Single-family residences
EAST	C-1 (Commercial) TOD (Transit Oriented Development)	Medium Density Residential Urban Village	Vacant Single-family residences

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication requirements, if any, will be determined at the time of platting.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Davis Boulevard	P6D Major Arterial	Suburban Commercial	<ul style="list-style-type: none"> • 6-lane divided roadway • variable right-of-way width
Odell Street	TOD General Street	Urban Village	<ul style="list-style-type: none"> • 2-lane undivided roadway • 60-foot right-of-way width • On-street parallel parking • 6-foot sidewalks • Street trees

SPECIAL DEVELOPMENT PLAN: The applicant is requesting a special development plan for consideration of modifications to the standards of the transit oriented development district. The special development plan process is intended to allow applicants development flexibility to address specific market opportunities and/or contexts within the transit oriented development district. In evaluating a special development plan, the Planning and Zoning Commission and City Council must consider the extent to which the application meets the following:

- the goals and intent of transit oriented development in the city;



- provides an alternative "master plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area;
- fits the adjoining context by providing appropriate transitions;
- provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit; and,
- does not hinder future opportunities for higher intensity transit oriented development.

NEIGHBORHOOD MEETING: The applicant held a neighborhood meeting to present the proposed development to area residents. Staff attended the meeting to observe the discussions and clarify any zoning or code-related questions. The meeting was held on Thursday, April 13, 2023, at 5:00 p.m. in the Library Community Room and was attended by approximately 16 residents.

PLAT STATUS: Most of the property is platted as portion of Lots 27 and 28, and all of Lots 29-32, Block 1, W.E. Odell Addition. The remainder of the property is unplatted.

PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning Department received emails providing input on the request. A copy of the correspondence is included in the "Public Input" attachment.

CITY COUNCIL: The City Council will consider this request at the June 12, 2023, meeting following a recommendation by the Planning and Zoning Commission. The applicant has also requested that the City Council hearing be continued to the June 26, 2023, meeting.

RECOMMENDATION:

Approve ZC23-0063.