

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 20, 2016

SUBJECT: ZC 2016-17, Public Hearing and consideration of a request from Zeon Properties, LLC for a Zoning Change to revise the RI-PD Residential Infill Planned Development on 7.456 acres in the 7500 & 7600 blocks of Davis Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

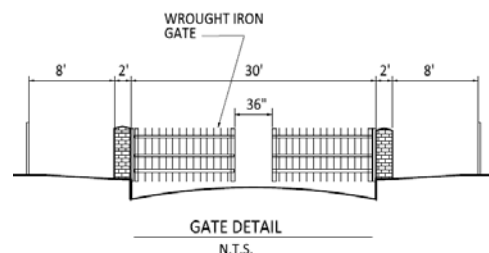
Zeon Properties LLC is requesting a zoning change for the purpose of revising the previously approved St. Joseph Estates RI-PD from 18 single family residential lots to 25 single family residential lots.

GENERAL DESCRIPTION:

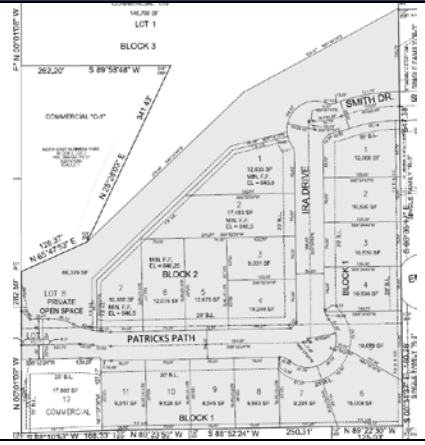
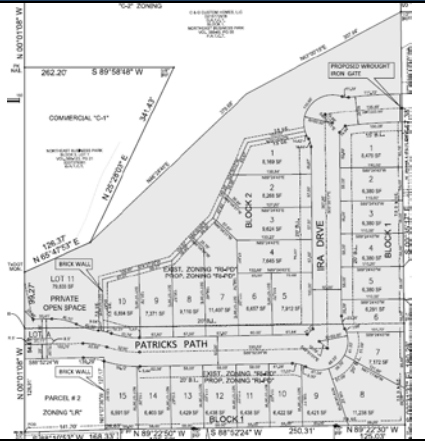
The site is located on the east side of Davis Boulevard between Rumfield Road and Freedom Way, just south and east of a farmer's market and automobile repair facility. A tributary of Little Bear Creek runs southwest to northeast to the north of the site.

On September 26, 2016, City Council approved an RI-PD for 18 single family residential lots on this property. The singular purpose of the RI-PD was the addition of an emergency access gate crossing a public right-of-way, whereby permitting the continuance of a dead-end street in Smith Drive and creating a new dead-end street within St. Joseph Estates. Residential Infill Planned Developments typically adopt increased development standards and amenities that contribute to the quality and character of the development. There were no such increased development standards approved with the 18-lot neighborhood. Rather, the development was approved to follow the minimum standards of the R-2 Single Family Residential Zoning District.

The "Gate Requirements" remain as approved by City Council. This includes direction to the Fire Chief to order the HOA to repair the gate if not properly functioning. The only addition proposed as part of this RI-PD revision is the requirement that the gate swing open into the St. Joseph Estates neighborhood and not Meadowview Estates. At right is the gate detail exhibit as approved by City Council.



The table below further compares the approved RI-PD to the proposed revision.

Table 1: Comparison of Development Characteristics and Minimum Development Standards		
	Approved 18-lot RI-PD	Proposed 25-lot Revision
Site Plan		
Number of Lots	18 residential lots	25 residential lots
Gross Density	2.41 du/acre	3.35 du/acre
Min. Lot Size	9,031 sq. ft.	6,291 sq. ft.
Max. Lot Size	17,483 sq. ft.	11,407 sq. ft.
Avg. Lot Size	11,147 sq. ft.	7,475 sq. ft.
Open Space	66,379 sq. ft. (1.52 acres)	79,833 sq. ft. (1.83 acres)
Min. Home Size	2,000 sq. ft. (R-2 standard)	2,300 sq. ft.
Min. Roof Pitch	4:12	8:12
Side Yard Setback	10 ft. & 6 ft.	5 ft.
Front Yard Setback	20 ft.	20 ft.; 22 ft. for front-entry garages
Garages	R-2 Standard: Front entry garages set back 30 feet off the building line, side entry, and rear entry	Max. 18 lots front-entry; Min. 9 lots must have single doors separated by column
Street Lights	Standard Oncoor "Gooseneck"	Decorative Street Lights
Perimeter Fencing (east and south property lines)	None required; standard stockade fencing permitted; no timeline required for installation	6-foot pre-stained cedar board-on-board fence with top side trim, top cap, & pressure-treated kickboard base on metal poles installed by developer at time of public infrastructure acceptance.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides for traditional, low-density single-family detached dwelling units. The Comprehensive Land Use Plan designation was changed by ordinance from “Office” to “Low Density Residential” with the approval of the 18-lot RI-PD on September 26, 2016.

CURRENT ZONING: The property is currently zoned RI-PD Residential Infill Planned Development for 18 single family residential lots with a base zoning district of R-2 Single



Family. The only purpose of the RI-PD was the addition of an emergency access gate crossing a public roadway. No other special conditions were placed on the development.

PROPOSED ZONING: The proposed zoning is RI-PD Residential Infill Planned Development for 25 single family residential lots. The emergency access gate remains as approved by Council, but minimum construction standards are also added to help increase the aesthetic value of the development.

SURROUNDING ZONING | LAND USE:

North: C-1 Commercial and C-2 Commercial | Office

West: C-1 Commercial | Retail

South: C-2 Commercial, R-2 Single-Family Residential, R-1 Single Family Residential, and R-1-S Special Single Family | Office and Low Density Residential

East: R-3 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as Northeast Business Park, an undeveloped subdivision platted in 1974. A preliminary plat was approved by the Planning & Zoning Commission on September 1, 2016 for the RI-PD, but a revised Preliminary Plat has been submitted for consideration to accommodate the new RI-PD layout.

RECOMMENDATION:

Approve ZC 2016-17.