

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 26, 2018

SUBJECT: ZC 2017-15, Ordinance No. 3501, Public hearing and consideration of a request from Sage Group for a zoning change from R-7-MF Multifamily to RI-PD Residential Infill Planned Development in the 7300 block of Circle Drive, being 5.80 acres described as Lot 2, Block 35, Holiday North Addition.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Tommy Cunningham, Sage Group is requesting a zoning change from R-7-MF Multifamily to RI-PD Residential Infill Planned Development on a 5.80-acre site located south of Circle Drive and east of Holiday Lane, and adjacent to the North Electric Trail. The applicant is proposing a 23-lot single family detached development on the site.

GENERAL DESCRIPTION:

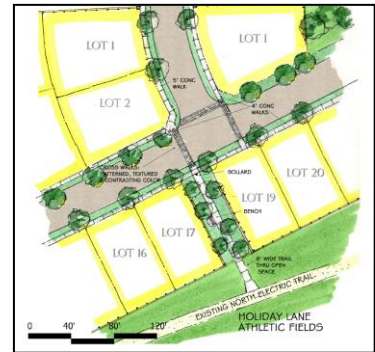
The property under consideration is a 5.80-acre triangular-shaped lot located at the south end of Wynwood Drive, which is a dead end street that intersects Circle Drive. The site is bounded by existing single-family residential development on the north (Holiday Meadows and Holiday North additions), the Calloway Branch creek channel on the west, and the North Electric Trail hike and bike trail on the south. The softball fields for Richland High School are located immediately south of the property.

The proposed development includes 23 single family lots with an approximate density of 4.0 dwelling units per acre. The typical lot size is 50 feet wide, 90 feet deep, and 4,500 square feet in area. A site plan of the project is attached.

The subdivision is accessed from a single street entrance that connects to Circle Drive. All lots would front on a cul de sac, and most lots back up to either the North Electric Trail or creek channel.



The development incorporates approximately 10,454 square feet of useable open space, which makes up 4.14% of the site. This includes an open space lot with seating areas and an 8-foot sidewalk that provides a direct connection to the North Electric Trail. An open space lot near the eastern end of the development is proposed that would include a sidewalk and the location for the cluster mail box for the neighborhood. A conceptual landscape plan is attached.



Approximately 1.24 acres, or 21.38% of the property's gross project area, is located within the floodway for the Calloway Branch creek channel and is therefore considered undevelopable. Twelve of the proposed 23 lots are also located within the 1% chance floodplain, so detailed drainage studies and FEMA approval of a floodplain map revision will be required prior to development of those specific lots.

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

- a. Dwelling unit size. The minimum dwelling unit size is 1,800 square feet for a maximum of ten lots. The minimum size for the remaining 13 lots 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 or stone, except for areas above the roofline. All roofs have a minimum pitch of 8:12. The buildings will include decorative elements such as divided light windows, enhanced brick details, cedar shutter accents, decorative coach lighting, and cast stone accents.
- c. Garages. Front entry garages would be permitted, provided the garage door is set back at least 20 feet from the front property line. All garage doors must be raised panel, decorative cedar doors with openers. A maximum of five three-car garages would be permitted in the subdivision.
- d. Driveways. Surface materials for driveways must be salt finished, broom finished, or stamped and stained concrete. The driveways for Lot 2 and 3, Block A, and Lot 1, Block B, must be from the side street.
- e. Sidewalks. A five-foot wide sidewalk will be constructed adjacent to the entrance street, which will connect to an eight-foot wide concrete trail that provides direct access to the North Electric Trail. A four-foot wide sidewalk will be constructed on each lot.
- f. Fencing. Prior to the Planning and Zoning Commission meeting, a six-foot board-on-board cedar fence with cap was proposed to be installed adjacent to the North Electric Trail. A six-foot cedar fence was also to be installed along the rear of the lots adjacent to the creek channel. After further consideration following the Commission meeting, the applicant now wishes to have 6-foot decorative metal

(i.e. wrought iron) fencing along both boundary lines. Individual homeowners would then have the option of achieving privacy through vegetative screening. Because the exhibits have not yet been updated to reflect this change, staff's recommendation for approval is subject to the decorative iron fencing.

- g. Street trees. At least one canopy tree will be installed between the sidewalk and curb adjacent to each lot. On corner lots, three trees will be installed, with one tree located on the front and two trees on the side. The spacing of the trees will be 30 to 50 feet.
- h. Landscaping. All front yards will be fully landscaped with automatic irrigation systems. All landscaping and irrigation in the open space lots will be maintained by the homeowner's association.
- i. Decorative elements. Crosswalks at the street intersection will be constructed of stained and stamped concrete. Decorative streetlights and street sign poles will be installed at appropriate locations along the street. At the pedestrian trail entry from the North Electric Trail, decorative masonry columns will be installed.

Public Input

Following posting of the public hearing signs on the subject property, the Planning & Zoning Department received a petition in opposition to the request. The Texas Local Government Code states in part that if a written petition of opposition is signed by the owners of at least 20% of the area of the lots or land included in the 200-foot notification area surrounding the property, the affirmative vote of at least three-fourths of all members of the governing body is required to approve the request.

The analysis of the petition indicates that the owners of 23% of the land area signed the petition in opposition to the request. Consequently, approval of the application will require at least six (6) affirmative votes by City Council. A copy of the petition and a map showing the opposition area are attached.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation is intended to provide for traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned R-7-MF Multifamily. The R-7-MF multifamily residential district is intended to provide areas for high density development of apartment type attached dwelling units.

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:

North: PD Planned Development and R-2 Single-Family Residential | Low Density Residential
West: C-1 Commercial | Low Density Residential and Public/Semi-Public
South: R-2 Single-Family Residential | Parks and Open Space
East: R-2 Single-Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as Lot 2, Block 35, Holiday North Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the February 1, 2018, meeting and voted 4-1 (Welborn) to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3501, subject to the applicant revising Exhibit "C" to indicate a 6-foot ornamental metal fence being required along the south and west project boundaries.