

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 23, 2018

SUBJECT: ZC 2018-06, Ordinance No. 3514, Public hearing and consideration of a request from Hamilton Duffy for a zoning change from C-1 Commercial to NR-PD Nonresidential Planned Development at 7601 Davis Boulevard, being a 0.691-acre portion of property described as Lot 1, Block 3, Woodbert Addition.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Howe/Wood & Company Profit Sharing Plan, Hamilton Duffy is requesting a zoning change from C-1 Commercial to NR-PD Nonresidential Planned Development on 0.691 acres located at 7601 Davis Boulevard.

GENERAL DESCRIPTION:

The applicant is requesting a zoning change to NR-PD Nonresidential Planned Development with the intent to divide the property into two lots for office development. The property has 268 feet of frontage on Davis Boulevard and is approximately 112 feet deep. A replat of the property will be considered at a future meeting. The site is currently vacant. This site is adjacent to property also under consideration for rezoning to R-2 Single-Family Residential on the April 23, 2018, agenda (see ZC 2018-05).

A conceptual plan for the property is attached. The purpose of the conceptual plan is to identify modifications to specific site development standards for the site. These items are described in more detail below. A site plan for the property must be approved by the Development Review Committee before the issuance of a building permit.

Building lines

Due to the limited depth of the property, the applicant proposes to modify the front and rear building lines as shown in the table below. The required building line is based on the current zoning of C-1 Commercial.

BUILDING LINE	REQUIRED	PROPOSED
FRONT	25 feet	20 feet
REAR	35 feet	20 feet



Landscape buffer

Due to the limited depth of the property, the applicant proposes to modify the width of the landscape buffer adjacent to single-family residential property. The required width of the buffer is 15 feet. The applicant proposes a 10-foot wide buffer.

Masonry screening wall

Construction of a masonry screening would be required along the west property line since the adjacent lot would be used for single-family residential development. The wall would typically be constructed at the time the commercial property develops. However, the applicant proposes to construct the screening wall before the house is built on the residential lot. The planned development would include a standard that the screening wall be constructed by a certain date to be determined.

Driveways

The property has an existing drive approach on Davis Boulevard near the south property line. The planned development would include a standard to remove the driveway as part of the site development. Driveway access to the site would be restricted to Sayers Lane.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Retail.” This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

The Strategic Plan Committee reviewed the area around the Sayers Lane and Davis 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 or adopted by City Council, it is anticipated that this area would be recommended for office development on the Davis Boulevard frontage. Final recommendations are planned for presentation and adoption by October 2018.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This 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.

PROPOSED ZONING: The proposed zoning is NR-PD Nonresidential Planned Development following the O-1 Office district land uses and development standards. The proposed change is intended to permit office development on the site and allow for the modifications to the site development standards for the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Retail	Office (roofing company)
WEST	C-1 Commercial	Retail	Vacant
SOUTH	C-1 Commercial	Retail	Creek channel and church



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
EAST	C-1 Commercial	Office	Farmers market and auto repair

PLAT STATUS: A portion of the property is currently platted as Lot 8, Block 3, Woodbert Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the April 5, 2018, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3514.