



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** December 5, 2019

SUBJECT: ZC 2019-03 Public hearing and consideration of a request from Farrukh Azim for a zoning change from C-1 Commercial and TOD Transit Oriented Development to R-PD Residential Planned Development at 6900-7100 Davis Boulevard and 8205-8219 Odell Street, being 18.965 acres described as Tracts 3, 3D, and 3D1, William Cox Survey, Abstract 321; Tracts 1 and 1B, Eliza Ann Cross Survey, Abstract 281; and Lots 28-32, WE Odell Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Texas New Real Estate LLC, Farrukh Azim is requesting a zoning change from C-1 Commercial and TOD Transit Oriented Development to R-PD Residential Planned Development on an 18.965-acre site generally located on the east side of Davis Boulevard between Odell Street and Hightower Drive. The applicant is proposing 95 single-family residential homes and two office/commercial sites totaling 1.83 acres.

GENERAL DESCRIPTION:

The property under consideration is an 18.965-acre site fronting on Davis Boulevard, with approximately 300 feet of frontage on Odell Street. The development abuts the Stonybrooke subdivision on the east and north sides of the site. The property is currently undeveloped.

The proposed development includes 95 single-family residential lots, as described below, for a gross project density of 5.01 dwelling units per acre (du/acre), or 5.5 du/acre on just the residential portion of the development. Townhomes and cottage homes would be served by alleys at the rear of the lots. Garden homes would have front access driveways. Two commercial lots totaling 1.83 acres are located at the corner of Odell Street and Davis Boulevard.

LOT TYPE	NUMBER OF LOTS	LOT AREA (TYPICAL)	LOT WIDTH (TYPICAL)	LOT DEPTH (TYPICAL)
Single-Family Detached "Garden Home"	23 lots	5,500 SF	50 feet	110 feet
Single-Family Detached "Cottage Home"	45 lots	2,800 SF	35 feet	80 feet
Single-Family Attached "Townhome"	27 lots	2,125 SF	25 feet	85 feet



The development incorporates approximately 3.03 acres of open space, which makes up 17.7% of the site. A conceptual landscape plan is attached.

NEIGHBORHOOD MEETINGS: The applicant held two neighborhood meetings to present the proposed development to area residents. Staff attended both meetings to observe the discussions and clarify any zoning- or code-related questions. The first meeting was held on Saturday, November 16 at 11:00 a.m. in the Library Community Room and was attended by approximately 25 residents. The second meeting was on-site on Saturday, November 23 at 9:00 a.m. and was attended by only a few residents.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Medium Density Residential. This 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 R-PD Residential Planned Development. This district is intended to be used with base districts and appropriate standards to permit flexibility in the use and design of land and buildings in situations where modification of specific base district regulations is not contrary to its intent and purpose, or significantly inconsistent with the planning on which it is based. The R-PD zoning district must be at least 10 acres in size.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD Planned Development	Low Density Residential	Single-family residences
WEST	C-1 Commercial R-3 Single-Family Residential	Low Density Residential Office Commercial	Single-family residences Vacant
SOUTH	TOD Transit Oriented Development	Urban Village	Single-family residences
EAST	R-2 Single-Family Residential R-3 Single-Family Residential	Low Density Residential	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

The property is accessed from two proposed street entrances on Davis Boulevard, one on Odell Street and one to Brookview Drive east of the site. The connection to Brookview provides street access to the existing Stonybrooke neighborhood. The reasons for this connection are to (1) address Planning and Zoning Commission and City Council concerns about fragmentary or piecemeal approaches to developing the remaining property in the city; (2) increase emergency access to the Stonybrooke neighborhood; (3) expand the street grid network for more efficient flow of vehicles; and (4) increase safer access to Davis Blvd via future traffic signals at Hightower/Davis and Northeast/Davis.

PLAT STATUS: Most of the property is unplatted. The portion of the property located on Odell Street is platted as Lots 28-32, WE Odell Addition.

DEVELOPMENT REVIEW COMMITTEE: This application was originally submitted on March 3, 2019 with 140 residential units proposed: 117 townhomes and 23 cottage homes. Over the course of the past nine months, the Development Review Committee has worked with the applicant to lower the unit count from 140 to 95 units, reducing the gross density from 7.38 units/acre to 5.01 units/acre, and creating a better balance in product type to include more detached single-family homes. The DRC also recommended that the applicant buffer existing single-family residences to the north and east with a larger lot design.



The focus to date has been on unit count, unit type, open space maximization, and street/block arrangement. The specific regulatory details and development standards normally associated with residential planned developments have not yet been provided for review. These details establish the base code standards for the development and typically include lot area and dimensions, home sizes, architectural features, fencing, open space, neighborhood amenities, and streetscape design. Understanding these details are still outstanding, the applicant requested to proceed to public hearing and consideration by the Planning & Zoning Commission and City Council.

As these written standards are a requirement of all residential planned developments, the Development Review Committee recommends that the Planning & Zoning Commission allow the applicant to present their request as it currently stands, open the public hearing for input from the public, then continue consideration of the item at the December 19, 2019 meeting.

CITY COUNCIL: The City Council will consider this request at the January 13, 2020, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Open the public hearing for the applicant presentation and input from the public; then continue the public hearing for ZC 2019-03 to the December 19, 2019 meeting to allow time for the applicant to address all outstanding items related to the application.