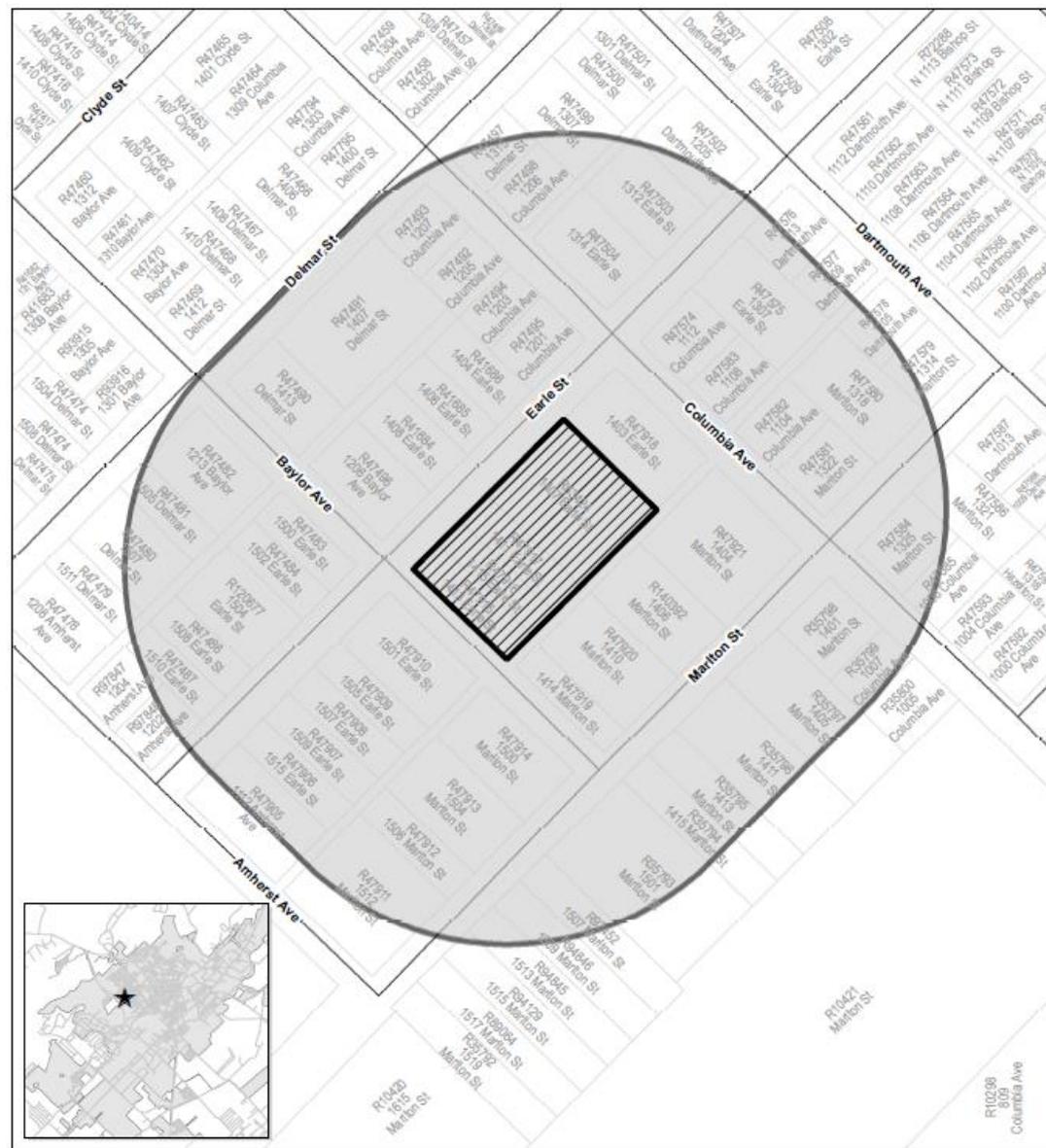


ZC-18-16 (Earle Street)

Hold a public hearing and consider a request by Lance Huber for a zoning change from “SF-6” Single Family to “ND-3” Neighborhood Density - 3 for approximately 1.206 acres, more or less, consisting of lots 17 thru 22 of the Z. Williamson’s Second Addition, located at the intersection of Baylor Avenue and Earle Street.

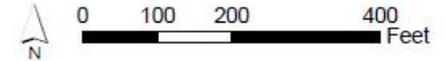
Location:

- Approximately 1.206 acres located at Earle Street and Baylor Avenue
- Currently Zoned SF-6
- Surrounding uses include Single-Family, Multifamily, and Duplex



ZC-18-16
Earle St. Zoning Change
SF-6 to ND-3
Map Date: 9/20/2018

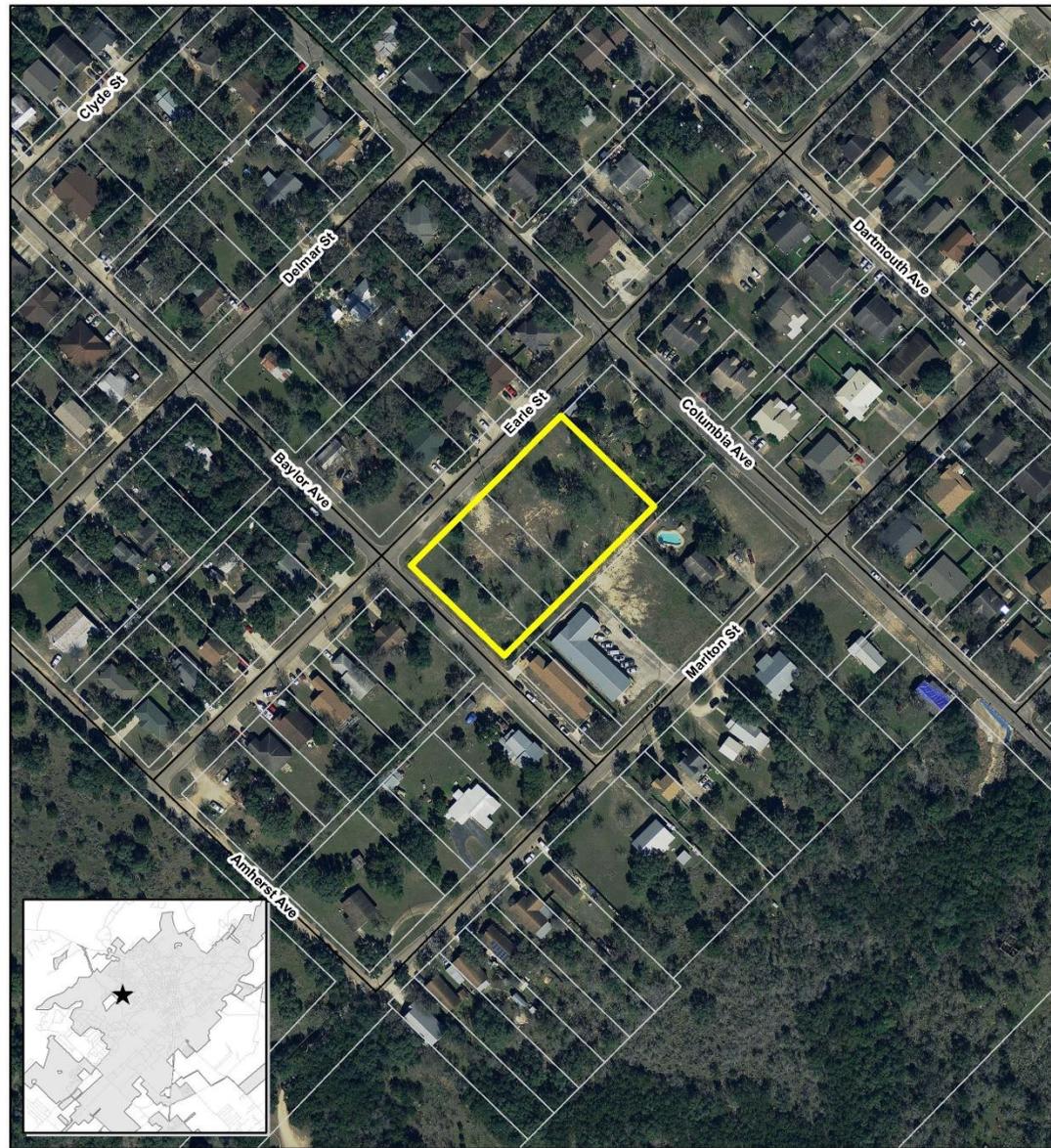
Subject Property
 400' Buffer



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Context & History

- **Existing Zoning:**
Single Family(SF-6)
- **Proposed Zoning:**
Character District – 3 (CD-3)
- Proposed (CD-3) zoning allows for one and two family residential options
- 12 Single-family lots proposed



ZC-18-16
Earle St. Zoning Change
SF-6 to ND-3
Map Date: 9/20/2018

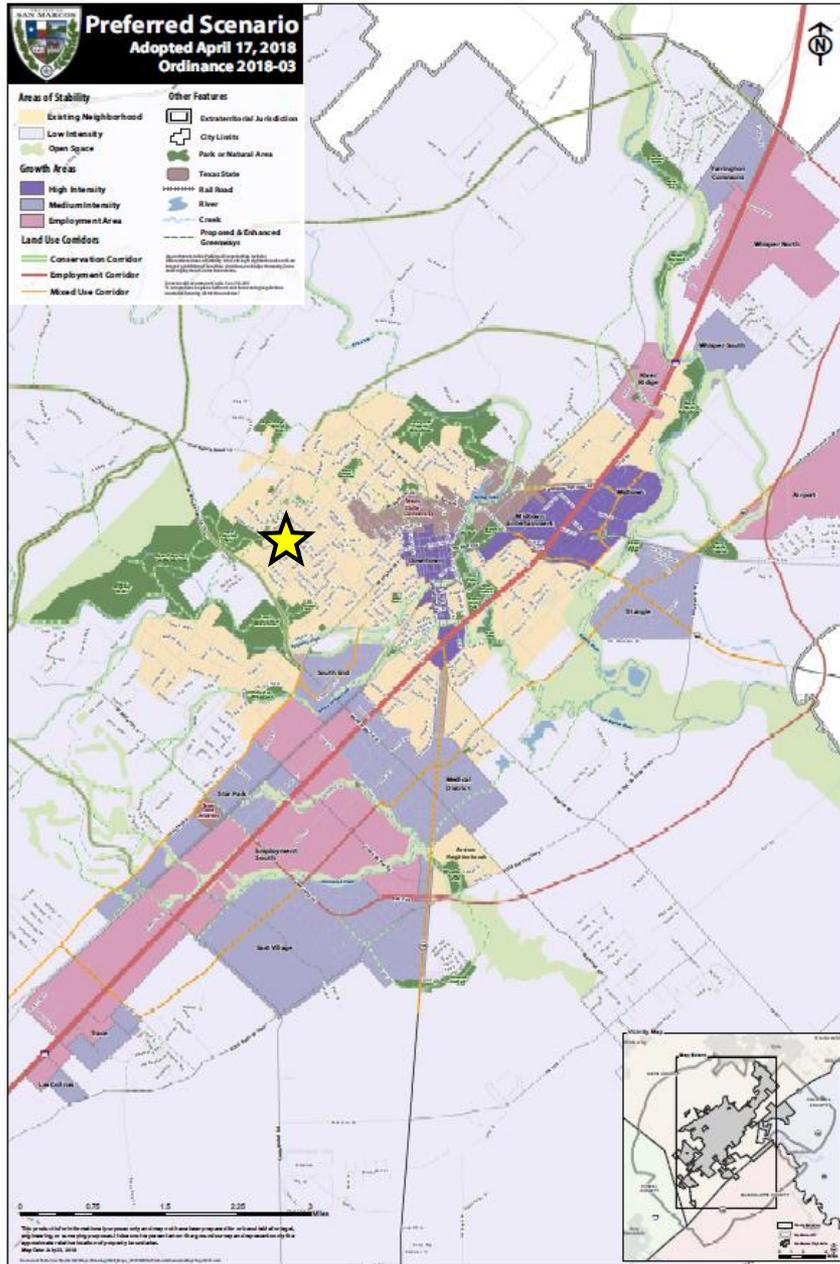
 Subject Property



0 100 200 400 Feet

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Comprehensive Plan Analysis



Step 1: Where is the property located on the Comprehensive Plan?

Located in an “Existing Neighborhood”

“Established, primarily residential area intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Neighborhood Density District” (ND-3) within an Existing Neighborhood. The Code directs us to Section 4.1.2.4 – 4.1.2.5

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

| DISTRICT CLASSIFICATION | COMPREHENSIVE PLAN DESIGNATIONS | | | | | |
|-----------------------------------|---------------------------------|---------------|----------------------------------|----------------------------------|----------------------|----------|
| | OPEN SPACE/ AGRICULTURAL | LOW INTENSITY | EXISTING NEIGHBORHOOD | MEDIUM OR HIGH INTENSITY ZONE | EMPLOYMENT CENTER | CORRIDOR |
| Conventional Residential | NP | NP | C | -- | -- | -- |
| Neighborhood Density Districts | NP | NP | See Section 4.1.2.4 - 4.1.2.5 | NP | NP | C |
| Character Districts | NP | C | -- | C | NP | C |
| Special Districts | -- | NP | NP | NP | C | C |
| Legend | -- = Not Allowed (PSA Required) | | NP=Not Preferred | | C = Consider | |

Comprehensive Plan Analysis

Step 3: What is the designated Neighborhood Density Category?

Single-family (SF-6) is consistent with a “Low Density” Neighborhood Density Category

TABLE 4.4 NEIGHBORHOOD DENSITY CATEGORIES

| NEIGHBORHOOD DENSITY CATEGORIES | NEIGHBORHOOD DENSITY DISTRICTS | CONVENTIONAL, SPECIAL, AND LEGACY DISTRICTS |
|---------------------------------|--------------------------------|--|
| Low Density | ND3 | FD, AR, SF-R, MR, SF-6 , SF4.5, DR, D, PH-2L, P |
| Medium Density | ND3.5 | TH, MF-12, P |
| High Density | ND4 | MU, MF-18, MF-24, P |
| Commercial / Mixed Use | N-MS | OP, NC, CC, GC, HC, LI, HI, MH, VMU, P |

Step 4: Which Neighborhood Zoning District is appropriate in this category?

ND-3 Zoning is “Considered”

TABLE 4.5 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE

| | NEIGHBORHOOD DENSITY CATEGORIES | | | |
|--------|---------------------------------|----------------|--------------|-----------------------|
| | LOW DENSITY | MEDIUM DENSITY | HIGH DENSITY | COMMERCIAL/ MIXED USE |
| ND-3 | C | C | NP | NP* |
| ND-3.5 | NP* | C | C | NP* |
| ND-4 | NP* | NP | C | NP |
| N-MS | NP* | NP* | C | C |

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

ND-3 Zoning Analysis:

- ND-3 is intended to accommodate single-family detached houses and encourage opportunities for home ownership.
- Includes requirement for Buffers & Transitions to adjacent residential uses.
- **Proposed Building Type:**
Zero Lot Line House
- Proposed rezoning to ND-3 is consistent with surrounding residential uses.
- Neighborhood Density Districts are identified as “Considered” within Existing Neighborhoods as identified on the Comprehensive Plan.
- Existing Neighborhood Regulating Plan is approved with this zoning change.



GENERAL DESCRIPTION

The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership. ND-3 should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

DENSITY

| | |
|------------------------|-----------------|
| Units Per Gross Acre | 10 max. |
| Impervious Cover | 60% max. |
| Occupancy Restrictions | Section 5.1.4.1 |

TRANSPORTATION

| | | |
|------------------|---------------|------------------|
| Block Perimeter | 2,800 ft. max | Section 3.6.2.1 |
| Streetscape Type | Residential | Section 3.8.1.10 |

BUILDING TYPES ALLOWED

| | |
|---------------------|------------------|
| Accessory Dwelling | Section 4.4.6.1 |
| House | Section 4.4.6.2 |
| Cottage | Section 4.4.6.3 |
| Cottage Court | Section 4.4.6.4 |
| Zero Lot Line House | Section 4.4.6.6 |
| Civic | Section 4.4.6.15 |

Existing Neighborhood Regulating Plan

PROPERTY: 1407, 1411, 1413, AND 1415 EARLE STREET EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND



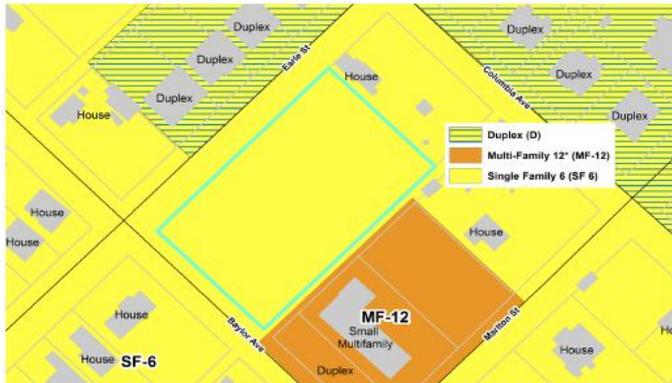
EXISTING STREETSCAPES



EXISTING STREETS AND STREETSCAPES

| | EARLE ST & BAYLOR AVE | ALLEY |
|-------------|---|-----------------------|
| Street Type | Neighborhood Queuing Existing ROW: 50' | Undeveloped Alley |

EXISTING ZONING AND BUILDING TYPES



PROPERTY: 1407, 1411, 1413, AND 1415 EARLE STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2018-####

PROPOSED ZONING REGULATIONS

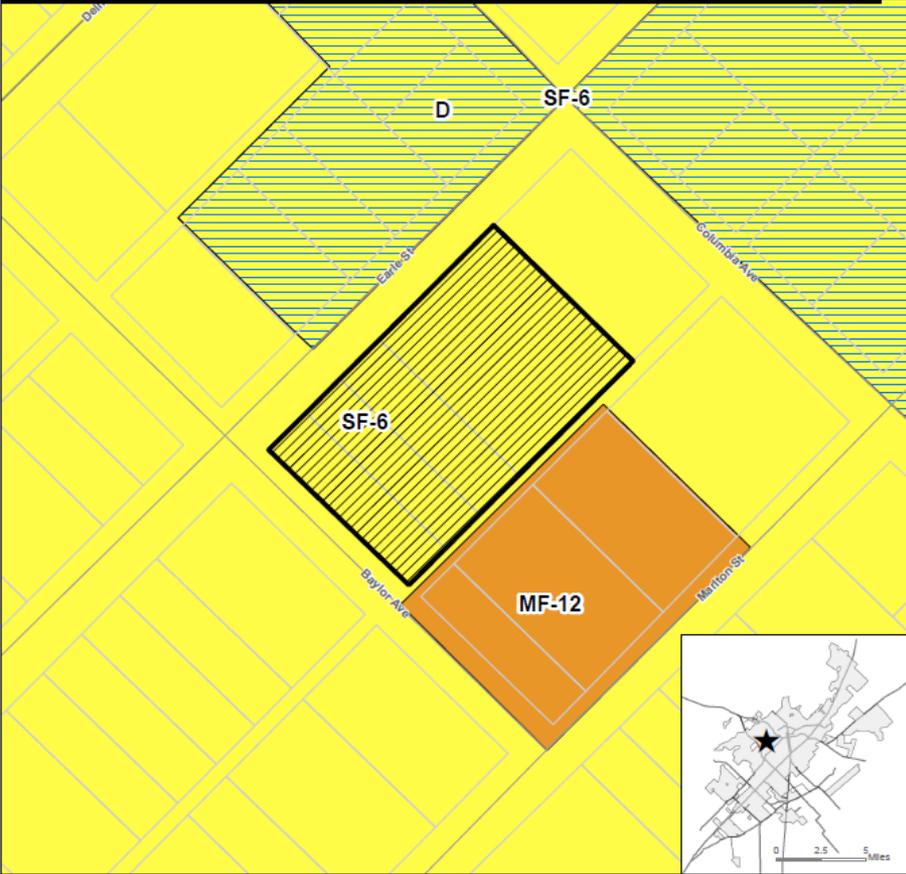
| | |
|----------------------------------|--|
| Lots | Up to 12 |
| Zoning District | Neighborhood Density - 3 (ND-3) |
| Building Type | Zero Lot Line House |
| Max. Units | 1 per lot |
| Required Streetscape | Residential |
| Street Type | Existing (no new streets required) |
| Transitional Protective Yard | N/A |
| Residential Infill Compatibility | N/A |
| Parking location | Surface Parking: Second or Third Layer |
| Parkland | Development Fee & Fee in Lieu |



Staff Recommendation:

- Staff provides this request to the Commission for your consideration and Staff recommends **approval** of the request for a zoning change from Single Family (SF-6) to Neighborhood Density – 3 (ND-3).

ZC-18-16 Earle Street — Zoning



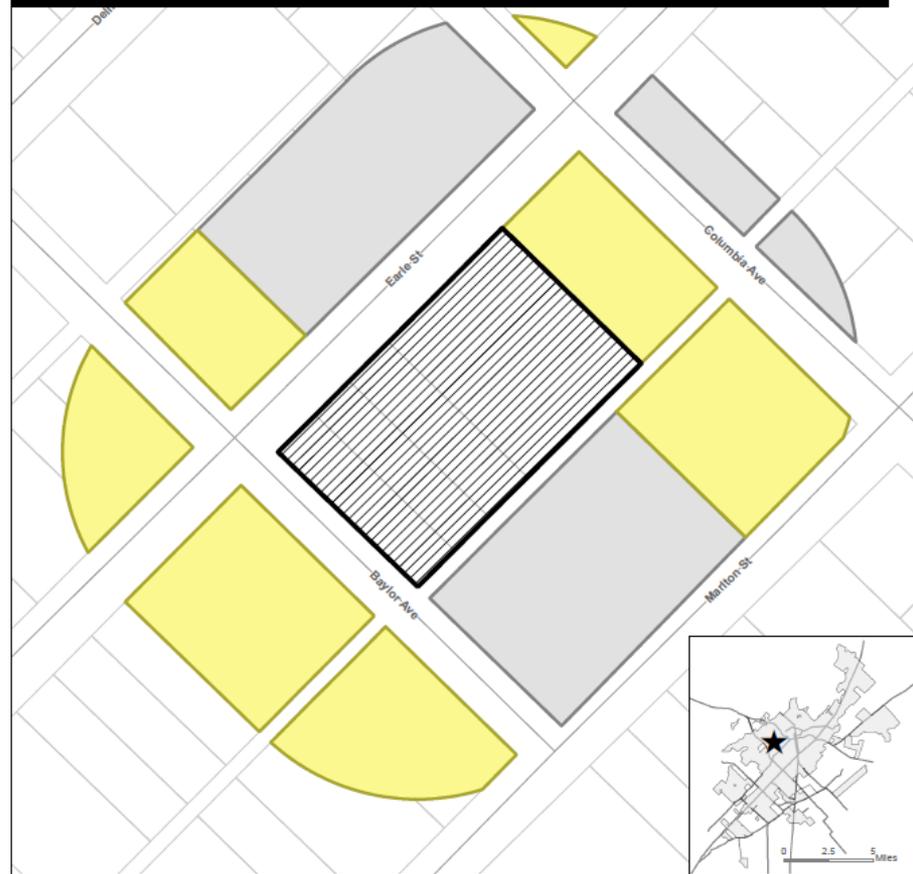
- Subject Property
- Zoning**
- ZONECODE**
- D Duplex (D)
- MF-12 Multi-Family 12* (MF-12)
- SF-6 Single Family 6 (SF 6)



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Map Date: 9/27/2018

ZC-18-16 Earle Street — Single Family Preservation



- Site Location
- Subject Property
- 200' Buffer
- Zoned Area**
- 55% Single Family
- 45% All Other



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Map Date: 9/27/2018

Zoning District Comparison Chart

| Topic | Existing Zoning: Single Family (SF-6) | Proposed Zoning: Neighborhood Density - 3 (ND-3) |
|------------------------|--|---|
| Uses | Single-family | Single-family |
| Parking Location | No location standards | Must be located in 2 nd or 3 rd Layer (behind the front façade of building) |
| Parking Standards | 2 space per dwelling unit. | 2 space per dwelling unit. |
| Density | 5.5 Units / Acre | 10 Units / Acre |
| Occupancy Restrictions | Apply | Apply |
| Building Height (max) | 2 stories | 2 stories |
| Front Setbacks | 25 feet | 15 feet |
| Impervious Cover (max) | 50% | 60% |