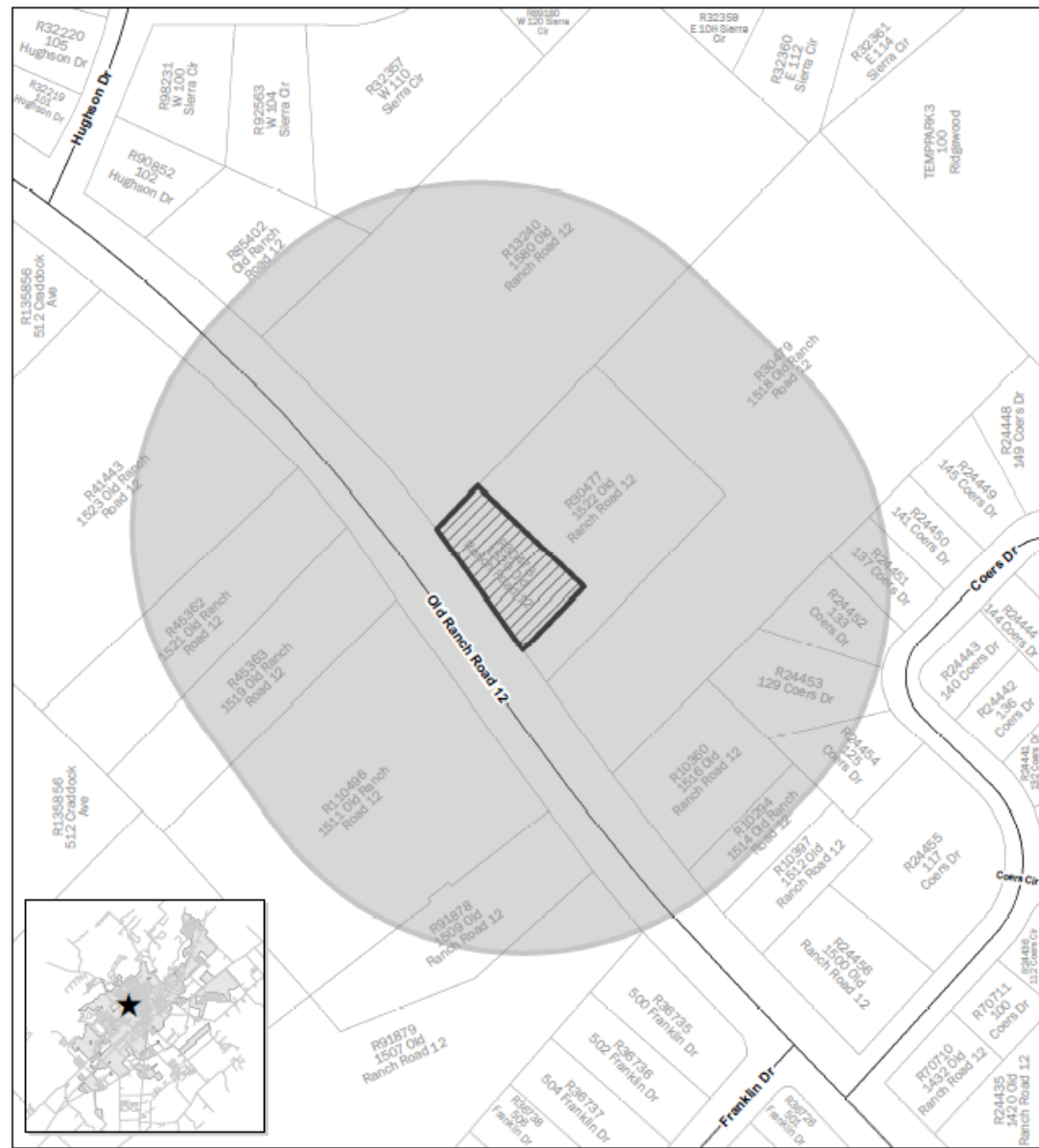


## **ZC-18-14 (1520 Old Ranch Road 12)**

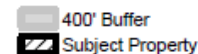
Hold a public hearing and consider a request by Michael Wills, on behalf of Richard Gillespie, for a zoning change from “OP” Office Professional to “N-MS” Neighborhood – Main Street for approximately 0.41 acres, more or less, legally known as the High Crest Addition, Lot 1-D, located at 1520 Old Ranch Rd 12 (A. Villalobos)

## Location:

- Approximately 0.41 acres located at 1520 Old Ranch Road 12
- Existing Office/Medical Use (Chiropractor)
- Surrounding uses include Single-Family, Multifamily, and Mixed Use.
- Holland Hills Neighborhood
- Located in an “Existing Neighborhood” on the Comprehensive Plan Map



**ZC-18-14**  
**1520 Old RR 12**  
**OP to N-MS**  
**Map Date: 7/27/2018**



A horizontal scale bar with a black background. It has white tick marks at 0, 125, 250, and 500 feet. The word "Feet" is written in white at the right end of the bar.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





## N-MS Zoning Analysis:

- N-MS is intended to serve as a pedestrian oriented mixed use corridor providing in order to connect residential areas to commercial options.
- Includes requirement for Buffers & Transitions to adjacent residential uses.
- **Proposed Building Type:** *Neighborhood Shopfront*
- 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.

### SECTION 4.4.2.4 NEIGHBORHOOD - MAIN STREET



#### GENERAL DESCRIPTION

The N-MS district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas. N-MS should be applied along predominantly commercial corridors within existing neighborhood areas on the Preferred Scenario Map. The N-MS district creates pedestrian friendly corridors and gateways to residential areas and provides for appropriate buffers and transitions to adjacent residential land uses.

#### TRANSPORTATION

Block Perimeter	2,000 ft. max.	Section 3.6.2.1
Streetscape Type	Mixed Use Conventional	Section 3.8.1.8 Section 3.8.1.7

#### DENSITY

Impervious cover	80% max.
Occupancy Restrictions	Section 5.1.4.1

# Existing Neighborhood Regulating Plan

## PROPERTY: 1520 OLD RANCH ROAD 12

### EXISTING CONDITIONS ANALYSIS


#### PROXIMITY TO PARKLAND



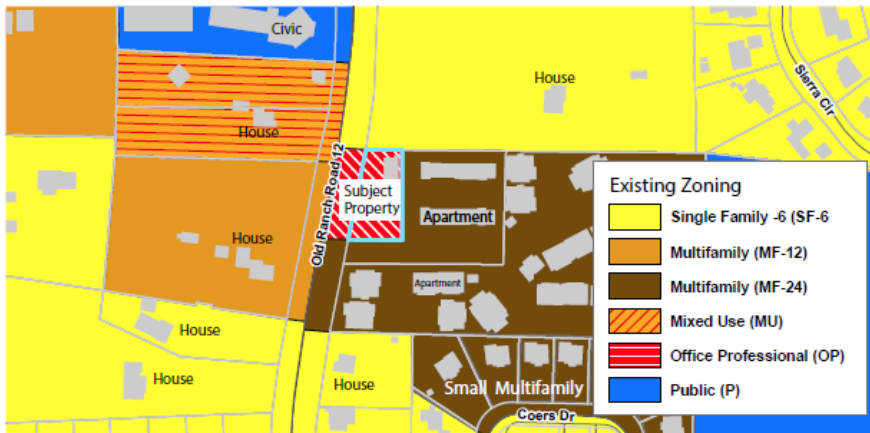
#### EXISTING STREETSAPES



#### EXISTING STREETS AND STREETSAPES

	OLD RANCH ROAD 12
	Avenue (with Center Turn Lane) Existing ROW: 96'
Street Type	

#### EXISTING ZONING AND BUILDING TYPES





## PROPERTY: 1520 OLD RANCH ROAD 12

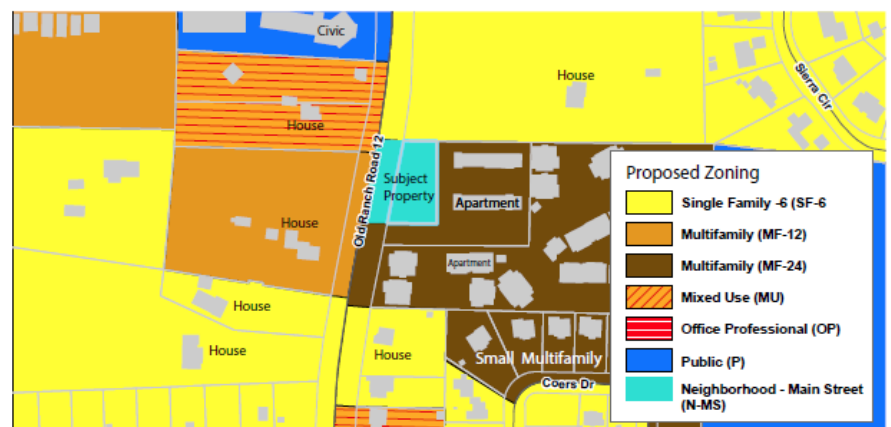
### EXISTING NEIGHBORHOOD REGULATING PLAN

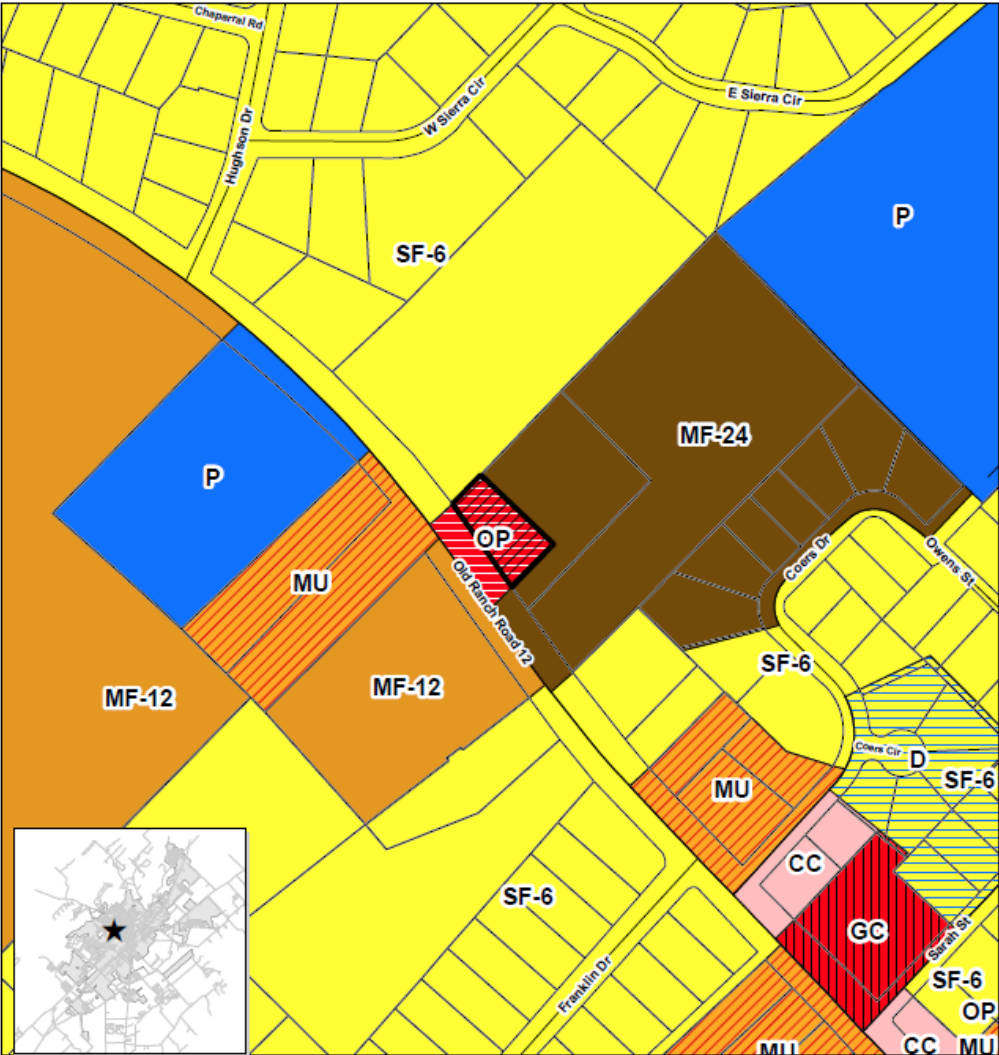
#### ORDINANCE #: 2018-####

#### PROPOSED ZONING REGULATIONS

	Lot 1
Zoning District	Neighborhood - Main Street (N-MS)
Building Type	Neighborhood Shopfront 
Max. Units	2
Required Streetscape	Mixed Use 
Street Type	Existing (no new streets required)
Transitional Protective Yard	Type A, B, C, or D required
Residential Infill Compatibility	Required
Parking location	Surface Parking: Second or Third Layer
Parkland	N/A (no residential uses proposed)

#### PROPOSED ZONING



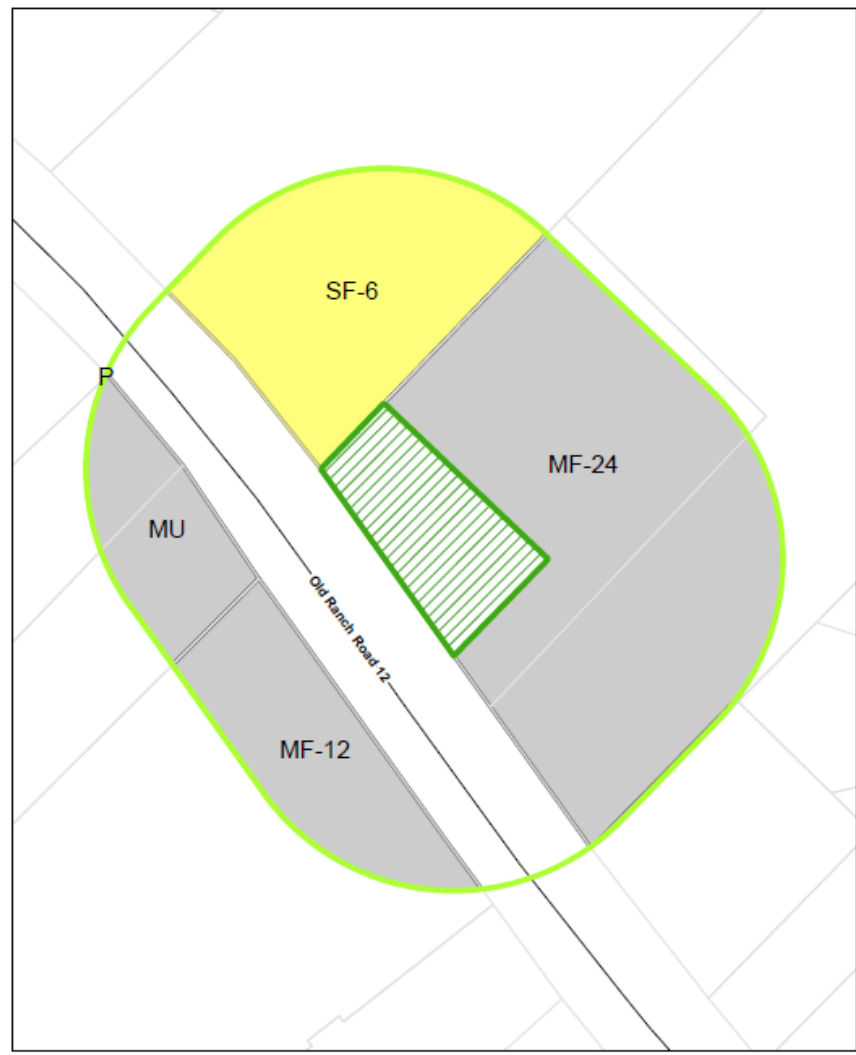


**ZC-18-14**  
**1520 Old RR 12**  
**Zoning Map**  
**Map Date: 7/31/2018**

- Subject Property
- Community Commercial (CC)
- Duplex (D)
- General Commercial (GC)
- Multi-Family 12\* (MF-12)
- Multi-Family 24\* (MF-24)
- Mixed Use (MU)
- Office Professional (OP)
- Public (P)
- Single Family 6 (SF 6)

0 180 360 720 Feet

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**ZC-18-14**  
**1520 Old Ranch Road 12**  
**Single Family Preservation**  
**Buffer**

**Zoned Area**  
 24% Single Family  
 76% All Others

- Subject Property
- 200 ft Buffer
- Parcels

**Map Date: 7/30/2018**

0 50 100 200 Feet

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## Staff Recommendation:

- Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from Office Professional (OP) to Neighborhood – Main Street (N-MS).