

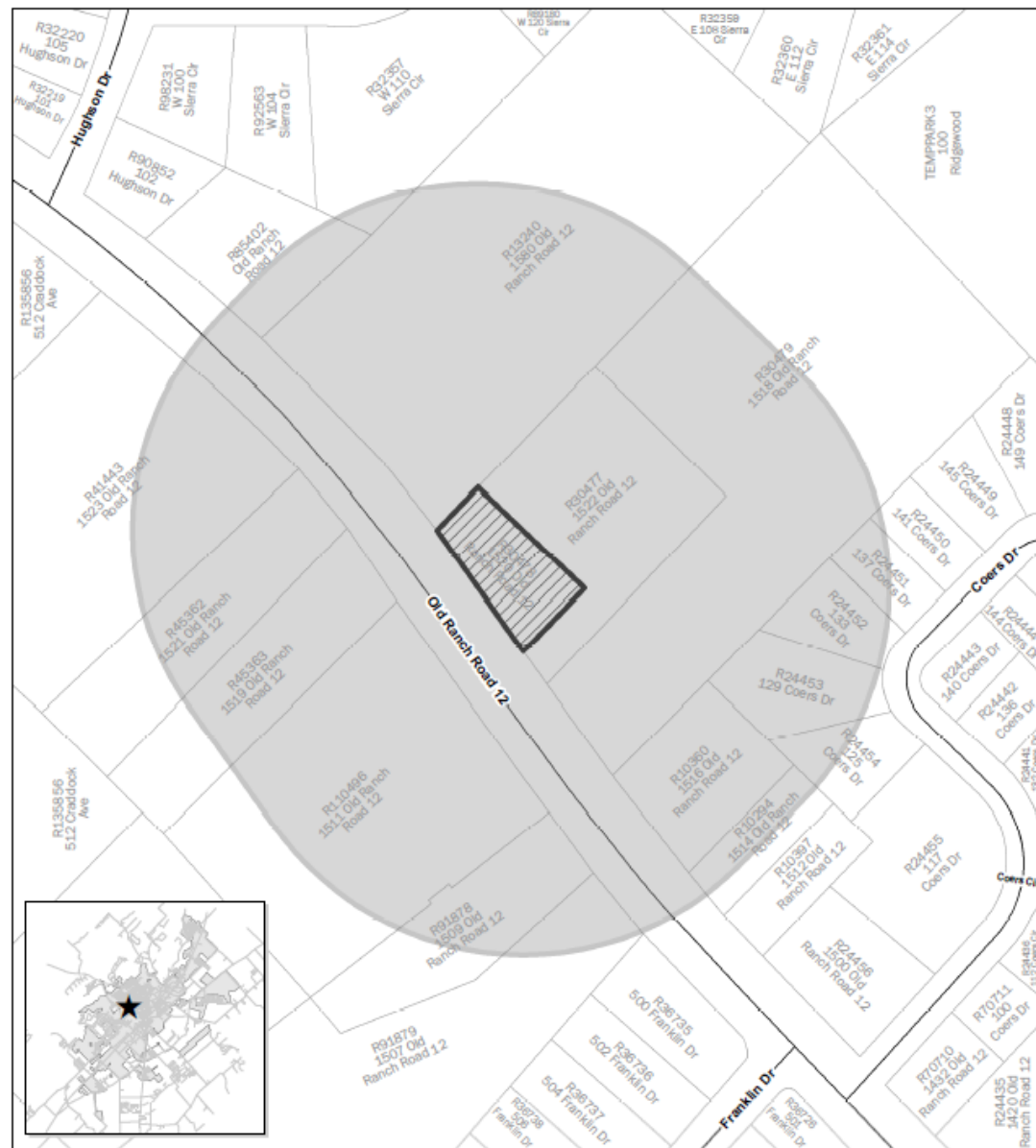
ORDINANCE 2018-XX

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

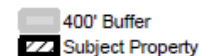
Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-XX, amending the Official Zoning Map of the City by rezoning 0.41 acres, more or less, legally known as the High Crest Addition, Lot 1-D, located at 1520 Old Ranch Rd 12 from “OP” Office Professional to “N-MS” Neighborhood - Main Street, and including procedural provisions on the first of two readings; and consider approval of Ordinance 2018-XX, on the first of two readings.

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

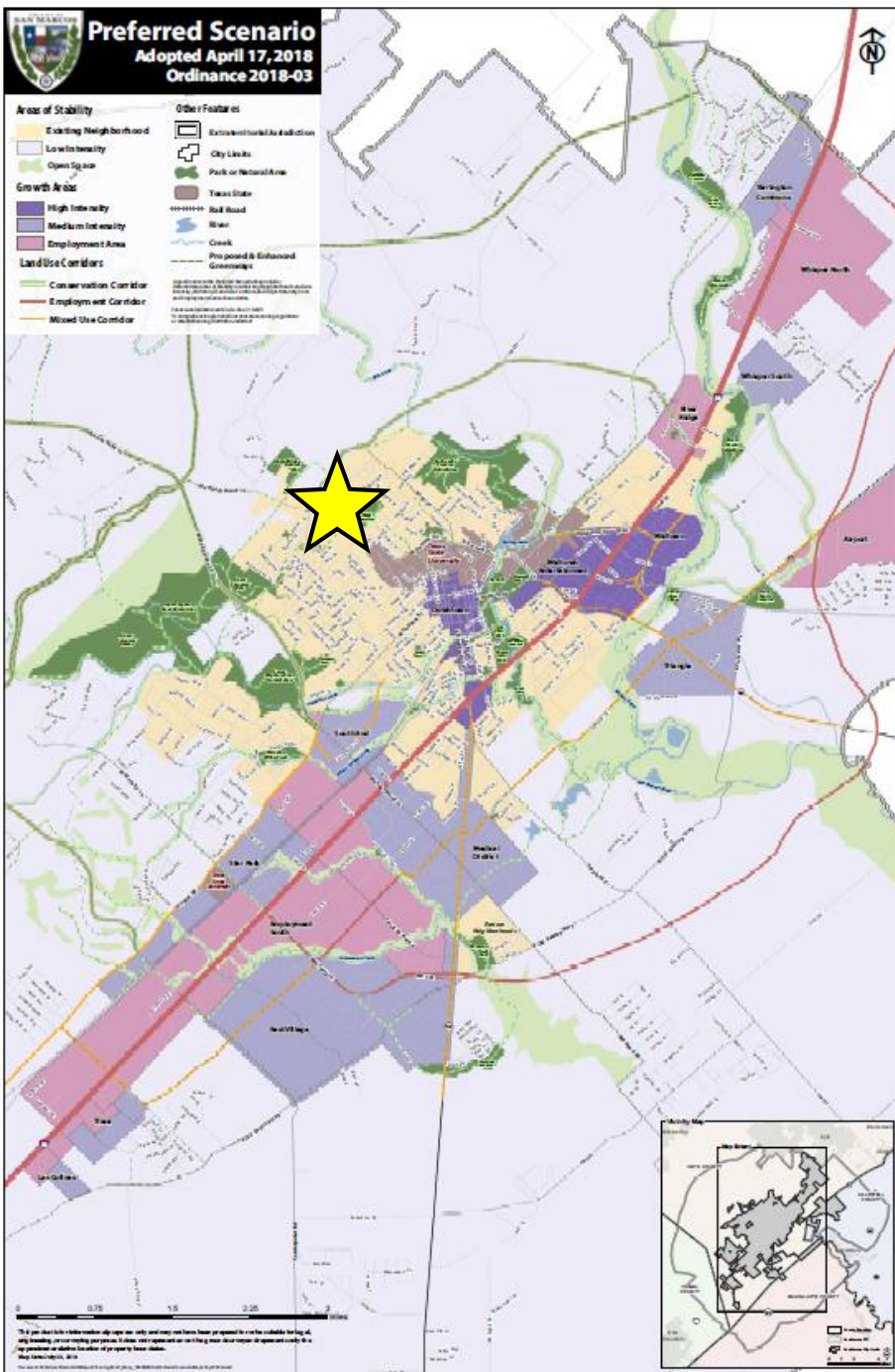


ZC-18-14
1520 Old RR 12
OP to N-MS
Map Date: 7/27/2018



0 125 250 500 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” (N-MS) 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?

Office Professional (OP) is consistent with a “Commercial / Mixed Use” 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-ZL, P
Medium Density	ND3.5	TH, MF-12, P
High Density	ND4	MU, MF-18, MF-24, P
Commercial / Mixed Use	N-MS	OP, MC, CC, GC, HC, LI, HI, MH, VMU, P

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

N-MS 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.

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 N-MS 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 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



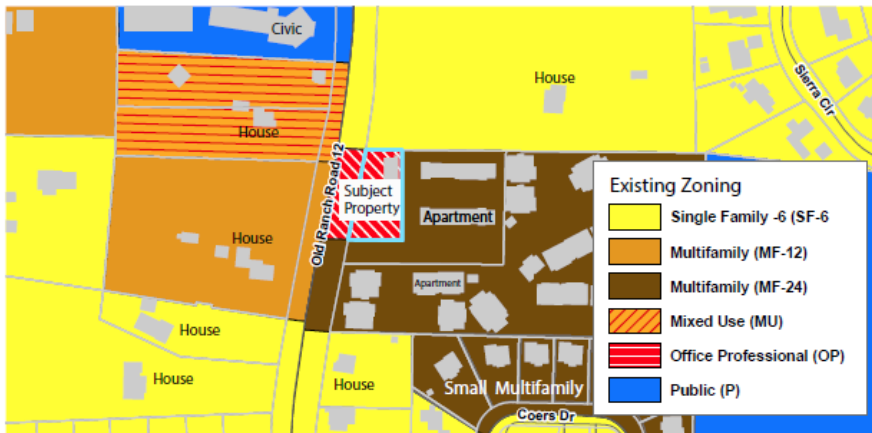
EXISTING STREETSCAPES



EXISTING STREETS AND STREETSCAPES

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



EXISTING ZONING AND BUILDING TYPES



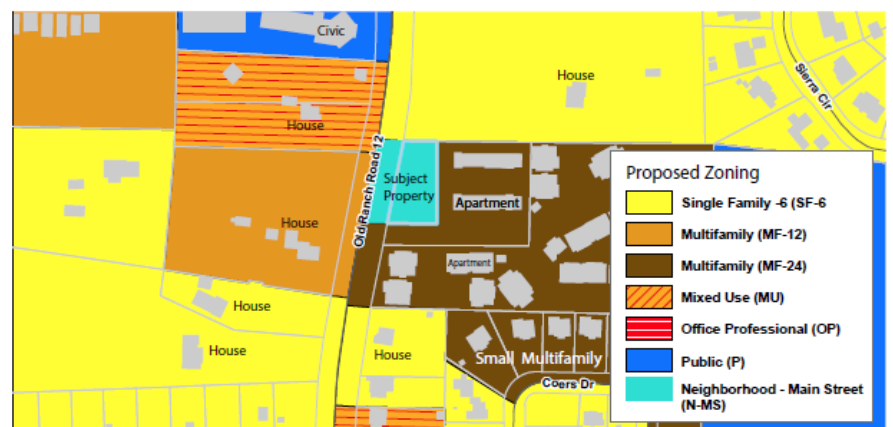
PROPERTY: 1520 OLD RANCH ROAD 12

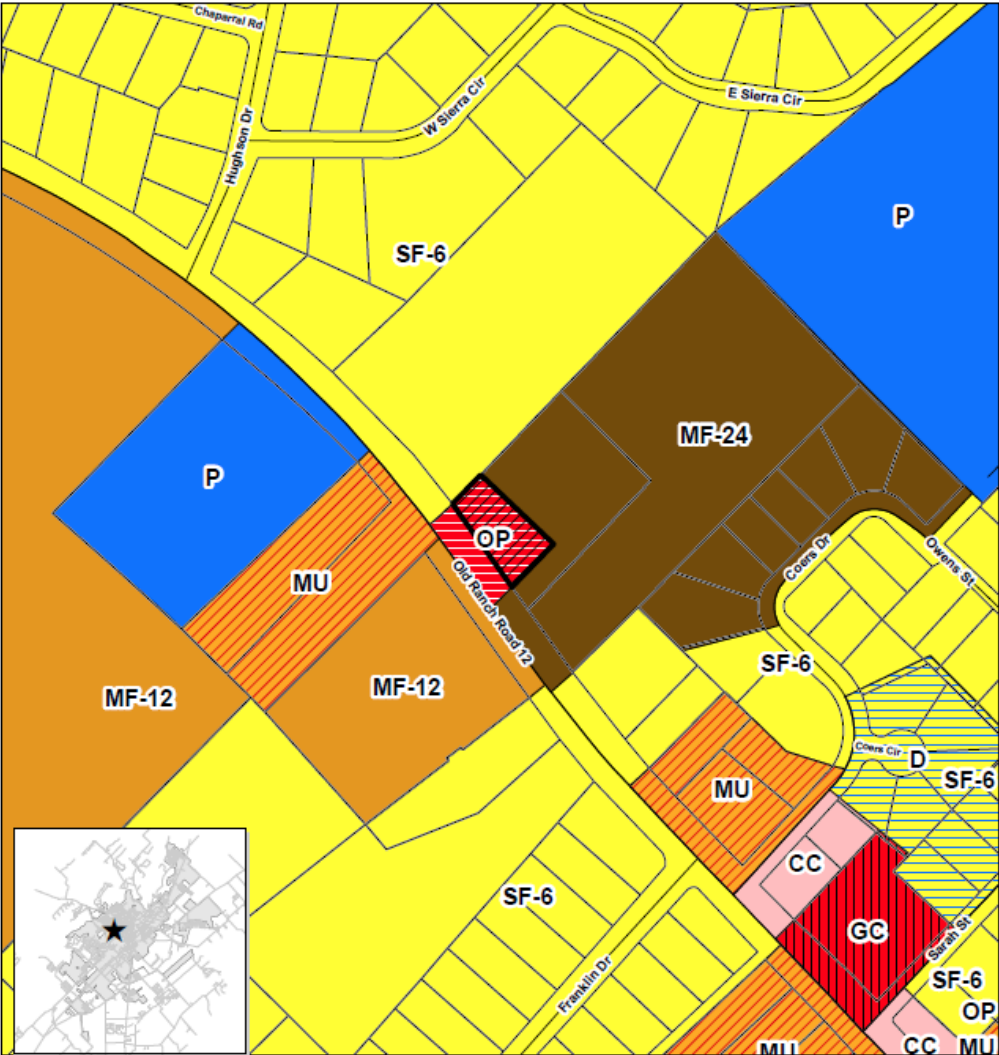
EXISTING NEIGHBORHOOD REGULATING PLAN

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



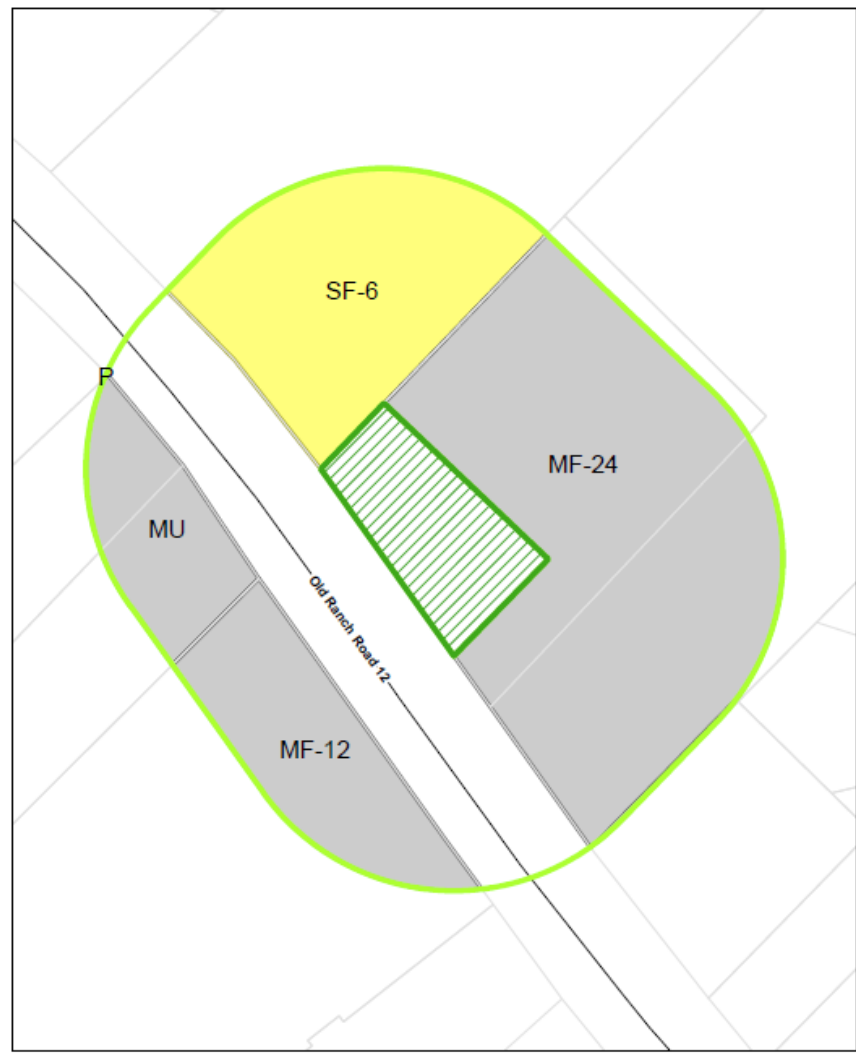


ZC-18-14
1520 Old RR 12
Zoning Map
Map Date: 7/31/2018

- 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:

- At their August 14, 2018 Regular Meeting, the Planning and Zoning Commission recommended approval of the zoning change.
- Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from Office Professional (OP) to Neighborhood – Main Street (N-MS).

Zoning District Comparison Chart

Topic	Existing Zoning: Office Professional (OP)	Proposed Zoning: Neighborhood – Main Street (N-MS)
Uses	Primarily Medical / Professional Office (See Land Use Matrix Comparison)	Mix of Retail, Office, & Residential (See Land Use Matrix Comparison)
Parking Location	No location standards	Must be located in 2 nd or 3 rd Layer (behind the front façade of building)
Parking Standards	Based on size, seating, and/or bedrooms	Based on size, seating, and/or bedrooms with bicycle parking requirement
Max Residential Units	0	2
Occupancy Restrictions	N/A	Required
Landscaping	Minimal area and parking lot landscaping	Increased area and parking lot landscaping
Building Height (max)	No height limit	3 stories
Setbacks	Based on Zoning District	Based on Zoning District
Material Standards	80% Primary Materials 20% Secondary Materials	No minimum percentages of materials. Includes 25' max blank wall area requirement
Impervious Cover (max)	80%	80%
Pedestrian Access	No Requirements for pedestrian connections	Direct pedestrian access required from entrance of building to parking, streets, sidewalks, and transit stops
Streetscapes	Based on Street Classification (6' sidewalk, trees every 50' on center average, no planting area required between sidewalk and street)	Based on Zoning District (8' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required)
Transitional Protective Yards / Buffers	Double setback requirement adjacent to Single-Family-6 zoned property	Required adjacent to Single-Family-6 zoned property with 4 options (includes street trees, shrubs, fencing, walls, and setback distance requirements)