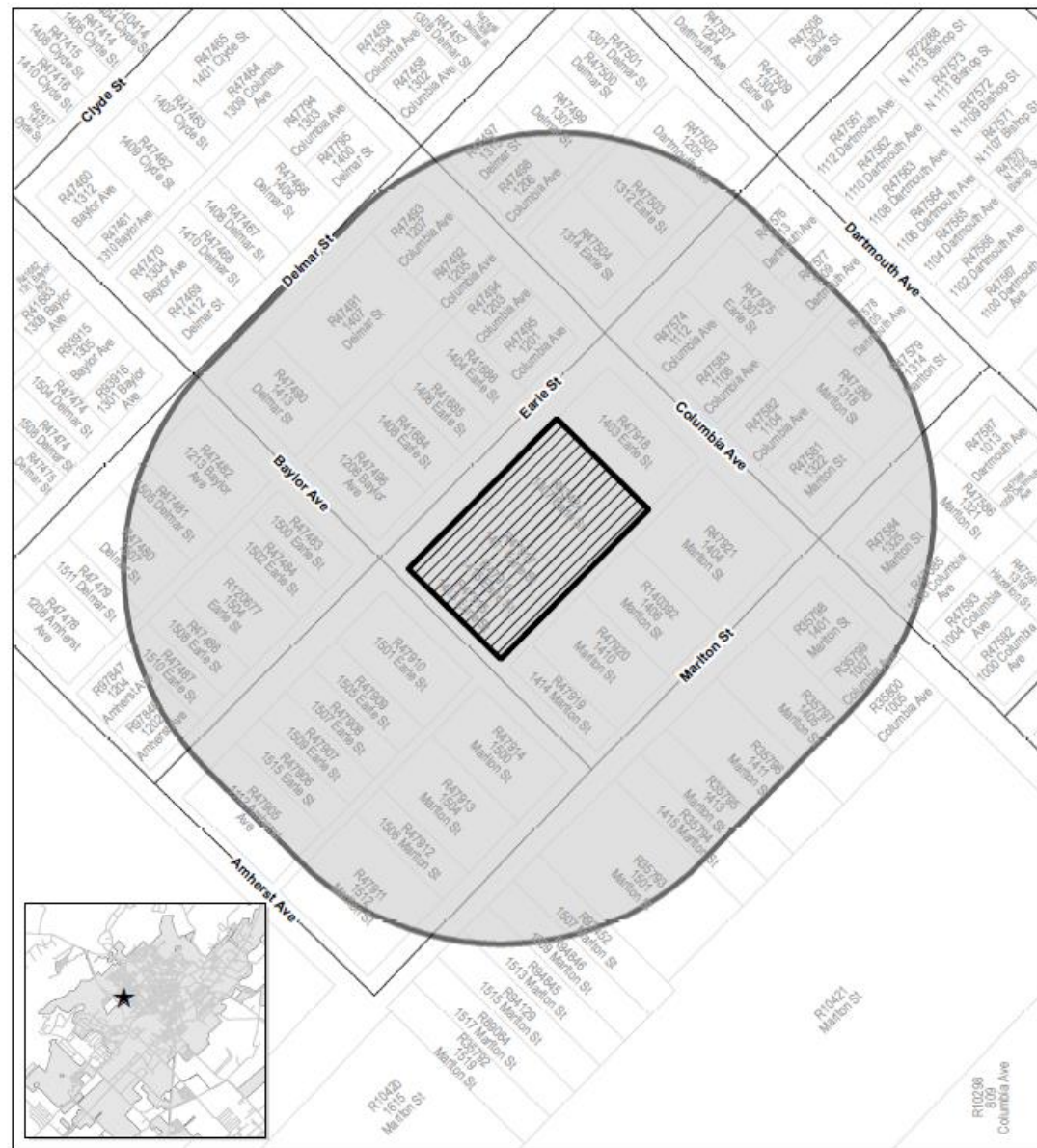


## **ZC-18-16 (Earle Street)**



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



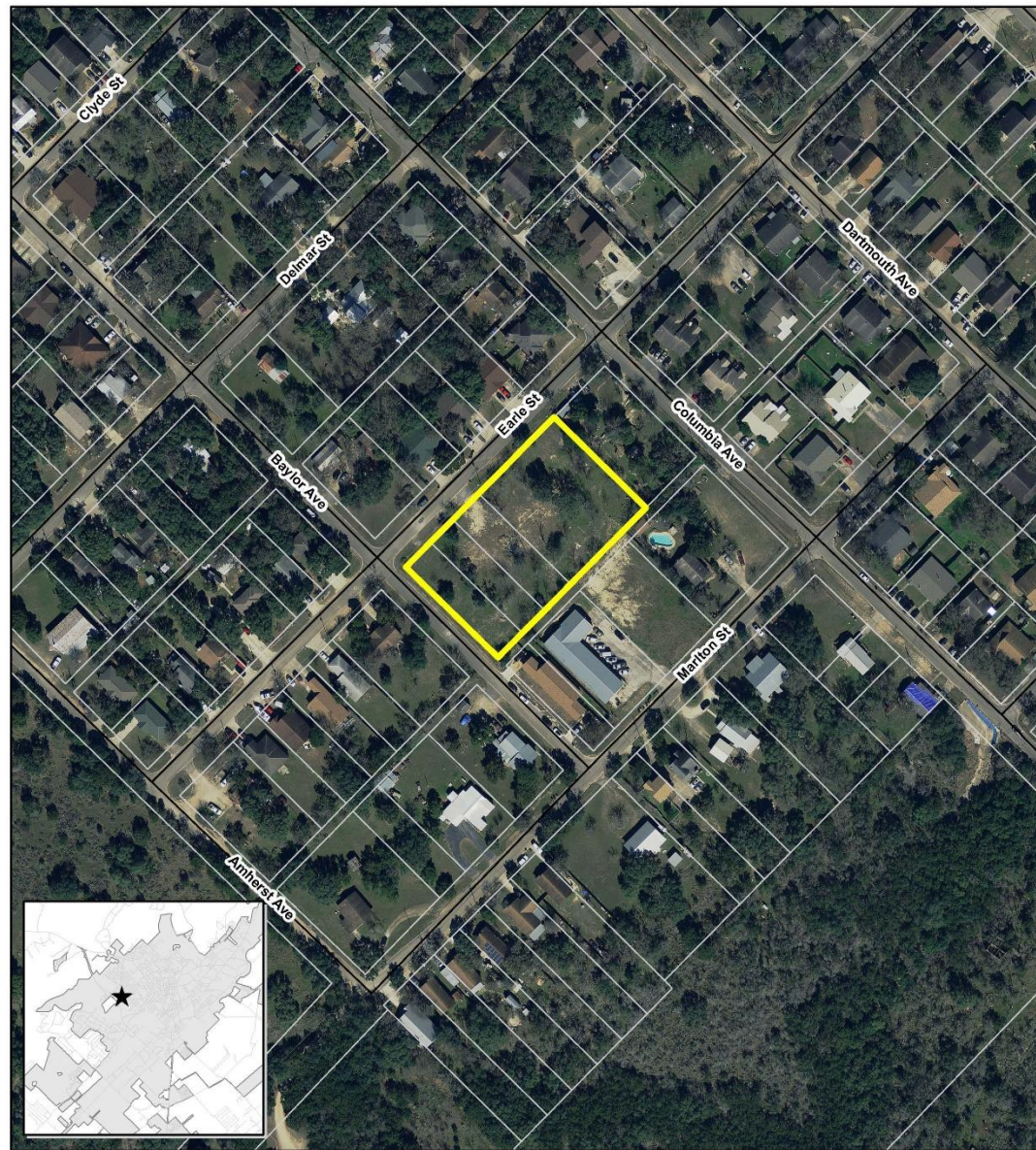
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## Context & History

- **Existing Zoning:**  
Single Family( SF-6)
- **Proposed Zoning:**  
Neighborhood Density– 3  
(ND-3)
- Proposed (ND-3) zoning allows for various single family building types
- 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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## 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, <b>SF-6</b> , 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, 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.

### ND-3

#### SECTION 4.4.2.1 NEIGHBORHOOD DENSITY - 3



#### 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



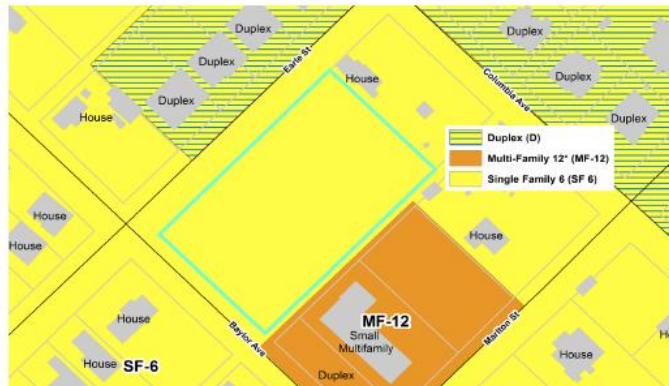
### EXISTING STREETSAPES



### EXISTING STREETS AND STREETSAPES



	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

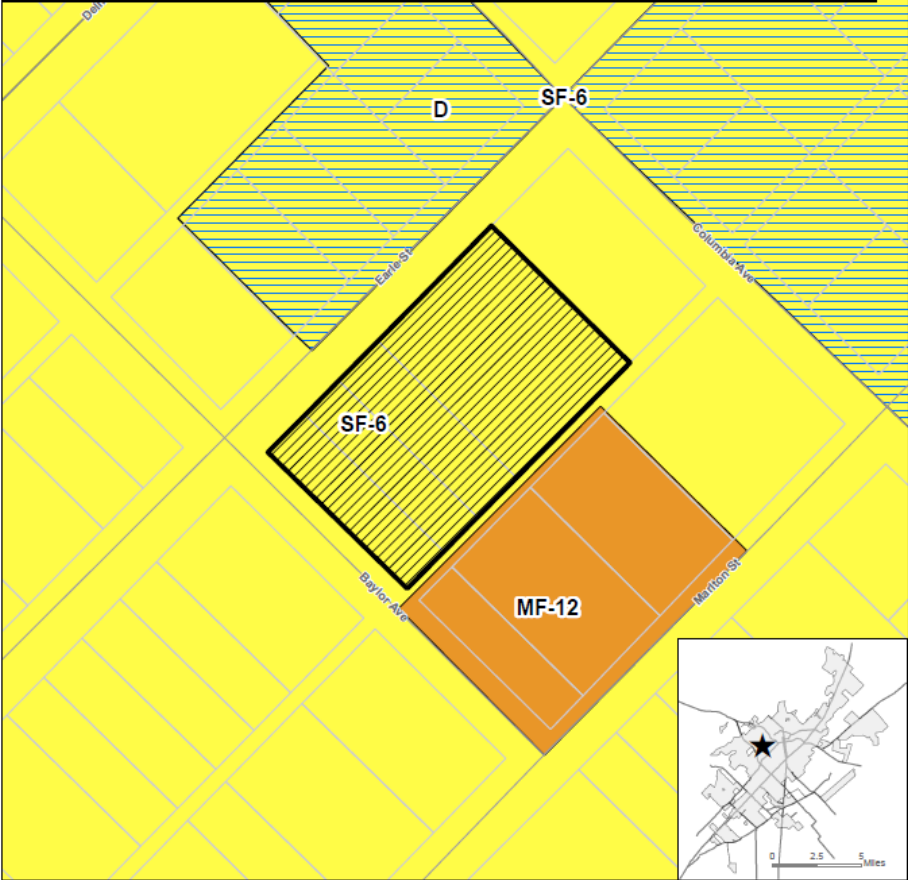




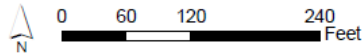
## Recommendation:

- Staff recommended approval of the request for a zoning change from Single Family (SF-6) to Neighborhood Density – 3 (ND-3).
- At their November 13, 2018 meeting, the Planning & Zoning Commission voted 7-1 to deny this zoning change request.

**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 <sup>nd</sup> or 3 <sup>rd</sup> Layer (behind the front façade of building)
Parking Standards	2 space per dwelling unit.	2 space per dwelling unit.
Density (max)	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)	40% based on size and location within the Edward's Aquifer Recharge Zone	