

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-66

Property Owner: The Mount Zion Properties, LLC

Petitioner: The Mount Zion Properties, LLC

Location: Approximately 1.2 acres located north of Williams Road and west of East W. T. Harris Boulevard

Request: O-15(CD), office, conditional district to O-2 (CD), office, conditional district request

Summary

This petition seeks to rezone from an O-15(CD) office zoning classification that is no longer in the zoning ordinance to O-2(CD) to allow a two-story building with a maximum building square footage of 12,000 square feet. The existing approved conditional site plan for the site permits a 8,846 square foot, single story medical office building.

Conclusion

The proposed petition is not consistent with the land use recommendation set forth in the East District Plan, which recommends multi-family land uses for the subject parcel. The district plan recognizes the abutting East Town Market area as a community mixed use center with retail and office land uses. Because the subject property was rezoned to O-15(CD) in 1988, prior to the adoption of the East District Plan, the rezoning did not amend the district plan's land use recommendation. Due to proximity to an existing mixed use center and the existence of multi-family zoning and land uses otherwise surrounding the site, this petition is considered appropriate for approval, upon correction of the outstanding site plan issues.

Background

The subject property was rezoned from R-9MF to O-15(CD) per Petition 88-42 to allow a maximum 8,846 square foot, single story medical office building.

Existing Zoning and Land Use

The petitioned site is zoned O-15(CD) and is vacant. Properties on the west side of East W. T. Harris Boulevard are zoned B-1(CD), B-1 S.C.D., R-17MF, R-12MF(CD), I-1 and I-2. Land uses include a mixture of retail, office and restaurants, multi-family residences, an industrial warehouse and vacant lots. Along the east side of East W. T. Harris Boulevard exists R-3, R-9MF(CD), R-17MF and O-1(CD) zoning developed with single family and multi-family residential uses and a child care center.

Rezoning History in Area

There have been no recent rezonings in the immediate area.

Public Plans and Policies

Eastside Strategy Plan (2001). The Eastside Strategy Plan recognizes the multi-family land use recommended in the East District Plan.

East District Plan (1990). The East District Plan recommends multi-family land uses for the subject parcel.

Proposed Request Details

The petition proposes to rezone from an O-15(CD) office zoning classification that is no longer in the zoning ordinance to O-2(CD) to allow a two-story medical office building/clinic with a maximum building square footage of 12,000 square feet. The site plan accompanying this petition contains the following provisions:

- The proposed use is a medical office/medical clinic.
- A 14-foot Class C buffer will be provided abutting the R-17MF zoning district.
- Primary entrance will be provided off East W. T. Harris Boulevard.
- A secondary one-way vehicular connection will be provided to Williams Road.
- An eight-foot planting strip and six-foot sidewalk will be provided along East W. T. Harris Boulevard.
- A five-foot sidewalk will be provided along Williams Road and tie into the public sidewalk along East W. T. Harris Boulevard.
- The average building height is 31.5 feet.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate up to 350 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 270 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments:

- 6-foot sidewalks and 8-foot planting strips need to be constructed on WT Harris Boulevard and on Williams Street.

CATS. The site is currently served by CATS transit route 23.

Connectivity. A driveway access to the site off Williams Road will be provided. Primary access will be provided off East W. T. Harris Boulevard.

Storm Water. The petitioner has included on the site plan notes pertaining to Storm Water Quantity Control, Storm Water Quality Treatment and Volume Peak Control.

School Information. This nonresidential petition will have no impact on the school system.

Outstanding Issues

Land Use. The proposed petition is not consistent with the land use recommendation set forth in the East District Plan, which recommends multi-family land uses for the subject parcel. However, the district plan recognizes the abutting East Town Market area as a community mixed use center with retail and office land uses. The petition is considered appropriate for approval due to proximity to an existing mixed use center and the existence of multi-family zoning and land uses surrounding the site.

Site plan. The following site plan issues are outstanding:

- Provide an 8-foot planting strip between the sidewalk and curb along Williams Road.
- Delete the 14-foot Class C buffer along Williams Road.
- Provide a grading plan that specifies how existing trees will be preserved.
- Submit a request for a parking reduction to the Planning Commission for review and approval.
- Specify the maximum building height.