



PLANNING ANALYSIS

ZONING CASE 19-Z-011
100 MOCKINGBIRD HILL

GENERAL INFORMATION

Owner/Agent: Anthony & Heidi Perez

Current Zoning: Interim SFR-1-B (Single-Family Rural)

Proposed Zoning: LC-2-B (Local Commercial)

Size and Location: The property is located at 100 Mockingbird Hill and includes approximately 10.316 acres.

Staff Contact: Karina Castillo
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	ETJ (Exterritorial Jurisdiction)	Undeveloped
EAST	Interim SFR-1-B	Residential
SOUTH	TF-2-A (Two-Family)	Undeveloped
WEST	LC-2-B (Local Commercial)	Warehouse

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT**LC – LOCAL COMMERCIAL:**

Features: Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 85% masonry 1st floor, 50% all stories; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.

- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Provide a balanced mix of complementary uses that support a strong and diverse tax base.

FUTURE LAND USE CATEGORY

▪ NEIGHBORHOOD RESIDENTIAL

Intended to accommodate a variety of housing types. New development may consist of a variety of single-family detached and attached units but should be compatible with adjacent existing neighborhoods.

Compatible Zoning Use Components: SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF, PUD

▪ MIXED USE CORRIDOR

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

Design Standards:

- Limited parking between corridors and buildings
- Consistent landscaping and lighting
- Pedestrian-friendly development
- Low, monument style signage
- Transit-ready

Compatible Zoning Use Components: LC*,LO, TF, SFT, SFL, PUD

*LC is only appropriate at intersections

ANALYSIS:

The applicant has submitted a request to change the zoning of the property to LC-2-B (Local Commercial) in order to allow commercial uses on the property. The properties to the north are located in the extraterritorial jurisdiction (ETJ). The properties to the east and south are zoned for residential uses. The properties to the west are zoned for commercial uses.

The LC (Local Commercial) use component allows for a building or premise that shall be used only for the following purposes:

Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods.

Type 2 Site Components requires that accessory buildings be limited to greater of 10% of primary building or 120 sq. ft; drive-thru service lanes; uses not to exceed 40,000 sq. ft.

The Type B Architectural Component requires that all structures are 50% masonry on all stories, 85% masonry on the 1st floor. This architectural component also requires four (4) different design features.

STAFF RECOMMENDATION:

Staff recommends approval of the requested LC-2-B (Local Commercial) zoning district pending the approval of the submitted Comprehensive Plan Amendment 19-CPA-001. This proposal will be in compliance with the intent statements of the Composite Zoning Ordinance and the goal statements of the Comprehensive Plan.