

PZ-2024-6  
Rezone - PDD  
6518 Samaritan

Mindy Teague  
Planning & Zoning Director  
City Council Meeting  
March 19, 2024

# Purpose

- To conduct a public hearing on a request to rezone approximately 27 acres of land from R-1 Single Family Dwelling District to Planned Development District (PDD) with R-6 Garden Home as the base zoning district
- The property is located at 6518 Samaritan Drive and is partially platted

# Background

- 1971 – Area was annexed
- 1984 – Request to rezone from R-1 to B-2 (retail) - denied
- 1985 – Request to rezone from R-1 to R-6 - denied
- 2007 – Residents petition to amend City Master Plan to remove R-6 & recommend only R-1 - approved

# Background

- 2010 – Request to rezone from R-1 to R-6 – denied
- 2011 – City Manager proposed a Tax Increment Financing District (TIF) – denied
  - TIF - local taxing bodies make joint investment in development of an area, intent is for any short-term gains to be reinvested & leveraged so that all taxing bodies receive larger future financial gains - funds are from future tax revenues, not otherwise expected to occur

# Variations

- The applicant is requesting one variance from the Zoning Code:
- R-6 Minimum Lot Width – decrease minimum lot width from 45' to 40' - lots will conform to minimum lot size of 4,500 sq. ft.
- The applicant will be requesting a variance from the City Council to Chapter 13 Tree Preservation
  - The applicant intends to ask City Council to reduce the \$112,000 tree mitigation fee to \$50,000

# Special Considerations

- To meet the ingress/egress distance of the Fire Code, the applicant is requesting the City provide an emergency access only easement at 6530 Samaritan
- The applicant is also requesting that any future deviations to the plan be internally approved as long as the deviation does not exceed 10 percent of approved plan

# Traffic Impact Analysis (TIA)

- Internal streets are proposed to have a 50' ROW, which meets code
  - Grass Hill, Samaritan, Aids, and William Rancher do not
- TIA indicates development will create additional 116 peak hour morning trips & 156 peak hour evening trips along Seneca and Grass Hill
  - 75% would use Seneca Drive and 25% would use Grass Hill Drive
- Both Seneca and Grass Hill roadways (above William Rancher) are capable of supporting traffic increase

# Traffic Impact Analysis (TIA)

**Table 1. Trip Generation for proposed development (166 lots)**

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
<b>210</b>	<b>Single-Family Detached Housing</b>					
Rate / Unit	9.43		0.7		0.94	
Units	166		166		166	
Trips	1565		116		156	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	783	783	29	87	98	58

Source: *ITE Trip Generation Manual, Eleventh Edition*

**Table 2. Trip Distribution for proposed development with 166 Lots**

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	22	65	74	43
Grass Hill Drive	25%	7	22	24	15



# Traffic Impact Analysis (TIA)

- Property is currently zoned R-1 and if developed would have approximately 104 lots – increase by zone change is 62 lots
- Results in an additional 0.5 vehicles per minute on both roadways

# Traffic Impact Analysis (TIA)

**Table 1. Trip Distribution for proposed development with 104 Lots**

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	14	41	46	27
Grass Hill Drive	25%	5	14	15	9

*Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition*

**Table 2 below details the Traffic Distribution for 166 lots:**

**Table 2. Trip Distribution for proposed development with 166 Lots**

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	22	65	74	43
Grass Hill Drive	25%	7	22	25	14

*Calculated as per ITE TRIP GENERATION MANUAL , Eleventh Edition*

**Table 3 below details the increment in Traffic Distribution from 104 to 166 lots:**

**Table 3. Increment in Trip Distribution from 104 lots to 166 lots**

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	8	24	28	16
Grass Hill Drive	25%	3	8	9	5

*Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition*

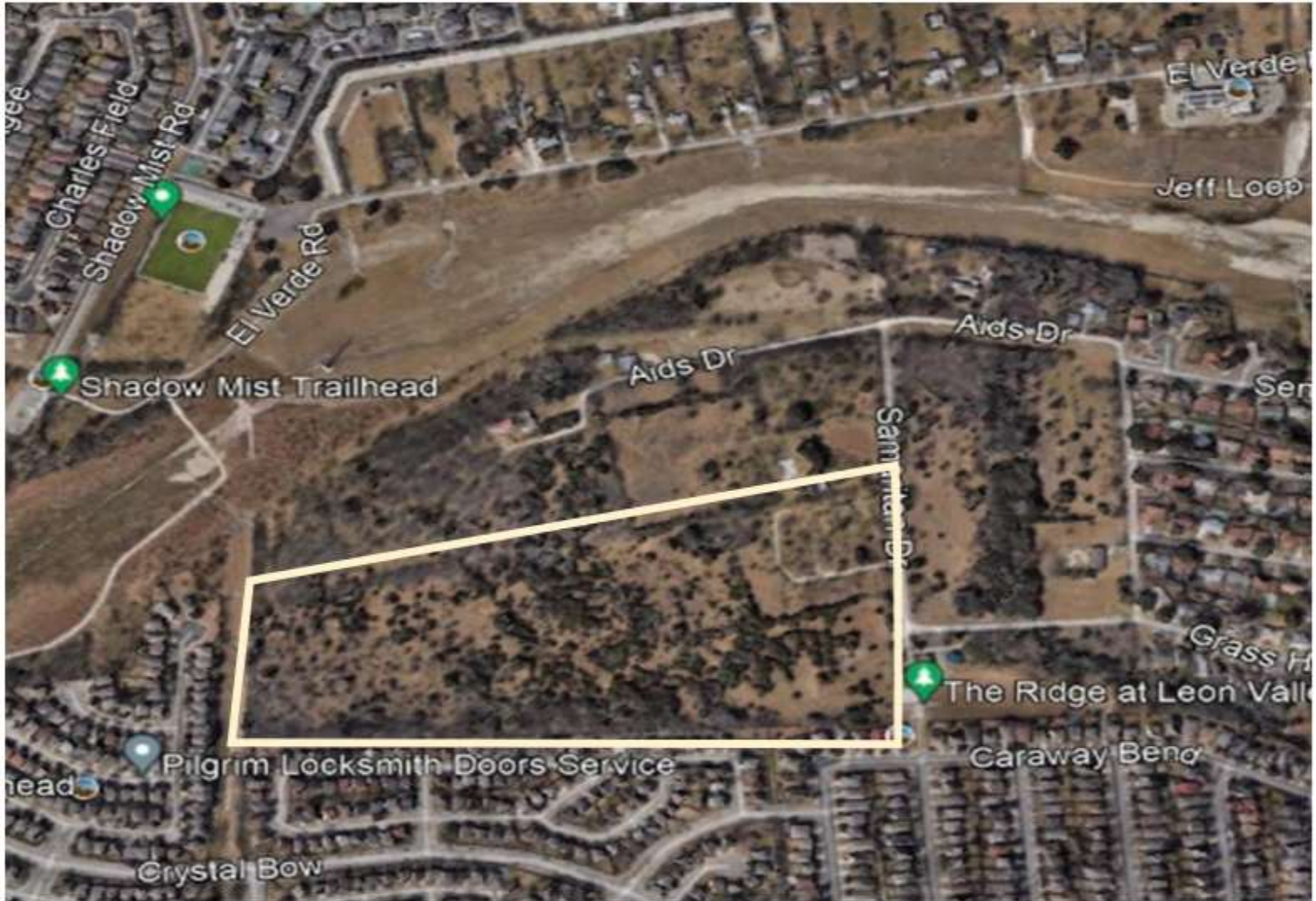
# City Master Plan

- The current plan recommends R-1 for this area
- The code states: The planning and zoning commission or city council may initiate proceedings to consider a change to the zoning on any property
- The applicant states: The majority of the surrounding zoning is R-6. Our proposed zoning and PDD is in sync with the surrounding neighborhoods

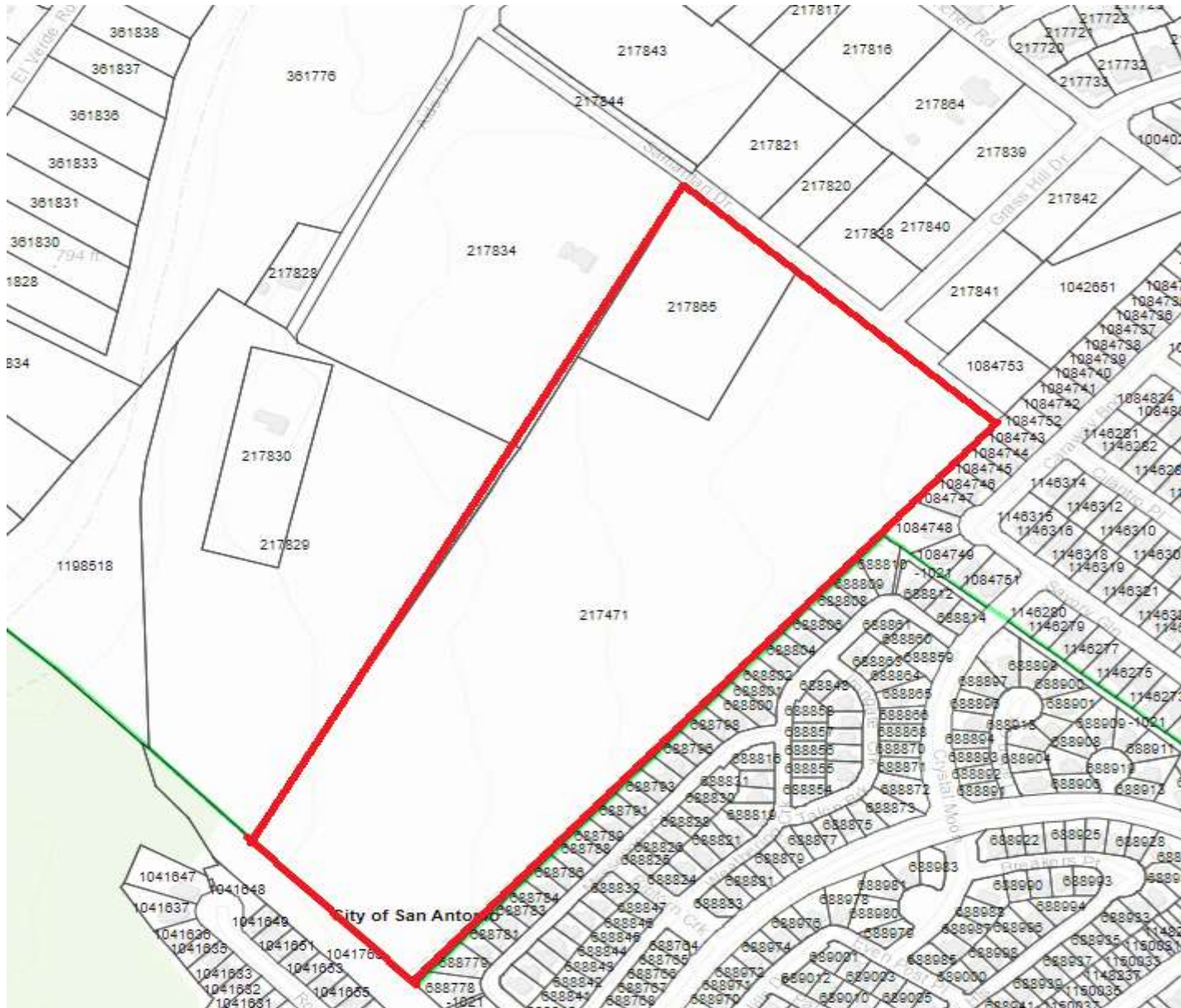
# Notification

- 112 Letters were sent out
  - 0 - In favor
  - 2 - Opposed
  - 9 - Undeliverable

# Aerial View



# Location Map



# Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a single-family subdivision will increase ad valorem and sales tax in the city

# Recommendation

- At their March 12, 2024 meeting, the Planning and Zoning Commission recommended denial of the rezoning request