



AGENDA ITEM ANALYSIS

Project/Issue Name: 25-14 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 1.69 Acres of Real Property, Located at the 7700 Block of West Farm Road 174, from Local Commercial (C-1) to Multi-Family Residential (R-3).

Submitted By: Patrick Ruiz, Associate Planner

Date: June 3, 2025

Issue Statement

Dan-Kat Properties LLC has applied to change the Zoning Classification of approximately 1.69 acres of property located at 7700 Block of West Farm Road 174 from Local Commercial (C-1) to Multi-Family Residential (R-3).

Discussion and/or Analysis

The property subject to this Rezoning Application in total is approximately 8.04 acres of vacant land and the applicant is requesting a rezone of the front 1.69 acres. The other 6.35 acres of land is currently zoned Multi-Family Residential (R-3). The result of an approved rezone would create a unified zoned property of Multi-Family Residential (R-3).

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options.
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available.
- **Goal:** Support new development that is well-connected to the existing community.
 - **Objective:** Encourage development that improves and expands upon existing infrastructure.
 - **Objective:** Promote development aligning with current adopted plans of the City.



- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties.
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

The Rezoning of this parcel is consistent with City's Adopted Plans.

Compatibility with Surrounding Land Uses

The subject property is adjacent to the following zoning districts:

- Multi-Family Residential (R-3) to the North;
- Two-Family Residential (R-2) to the East;
- Oak Court Planned Development District to the South across Farm Road 174;
- General Commercial (C-2) zoning to the West.

The Multi-Family Residential (R-3) Zoning District is intended to accommodate high density residential development on properties with direct access to arterial or collector streets. The general land uses and zoning of the area are commercial and multifamily residential in nature and such a rezone would be compatible and harmonious with adjacent properties.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

Development of the property will require connecting to existing municipal water and sewer mains located near the site.

One 8" water main is accessible to the subject property at the southeast corner of the property along Farm Road 174.

In addition, gravity sewer mains are located near the subject property with a 10" sewer main on the other side of Farm Road 174. Effluent would travel through gravity lines to the Shuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

The water system, Lift Station, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

The subject parcel is accessible from Farm Road 174. A Traffic Impact Study (TIS) was not required for the Rezoning Application, since the proposed rezone would create a non-split zoned parcel. The need for a Traffic Impact Study (TIS) may be required at the time of development depending on the scope of density and design of a multi-family development.

Floodplain: The subject parcel **does not** contain any Special Flood Hazard Areas (Floodplain).

Sinkholes: The subject property **does not** contain any identified sinkholes.



Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**