

Owner: Richardson Properties, LLC
and Garth Development, LLC

Applicant: Tim Daters, White-Daters and Associates

Location: Northeast corner of West 36th Street and
Bowman Road

Area: 6.95 Acres

Request: Rezone from R-2 to C-1

Purpose: Future neighborhood commercial development

Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Multifamily development (under development); zoned PD-R

South – Single family residences, vacant property and office use (across West 36th Street); zoned R-2 and O-3

East – Church facility and single family residences; zoned POD, R-2 and O-3

West – Single family residences and undeveloped property (across Bowman Road); zoned R-2 and O-2

A. PUBLIC WORKS COMMENTS:

1. Bowman Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. West 36th Street is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required. Per the Master Street Plan, at arterial/arterial intersections an additional 10 ft. of right-of-way measured from the centerline of the right-of-way, for a future right turn lane. The additional right-of-way shall normally be 250 ft. in length measured from the intersecting right-of-way.

3. Per the Master Street Plan at arterial/arterial intersections, a radial dedication of right-of-way is required to be provided at the intersection of Bowman Road and West 36th Street of sufficient size to make the necessary intersection improvements to meet AASHTO standards.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route. Route #14 (Rosedale Route) runs along Shackelford Road and West 36th Street, east of Interstate 430.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the I-430 Planning District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a rezoning from R-2 (Single-Family Residential District) to C-1 (Neighborhood Commercial District) to allow for the future development of retail commercial on this site use. There is a separate item on this agenda to amend the Plan to (NC) Neighborhood Commercial for this site.

Master Street Plan:

Bowman Road and 36th Street are both shown as Minor Arterials on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Bowman Road and 36th Street since they are both Minor Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class II Bike Lanes are shown along Bowman Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Richard Properties and Garth Development, owners of the 6.95 acre property located at the northeast corner of West 36th Street and Bowman Road, are requesting to rezone the property from “R-2” Single Family District to “C-1” Neighborhood Commercial District. The rezoning is proposed to allow a future neighborhood commercial development.

The property is currently undeveloped. The site has been cleared in conjunction with the larger property immediately to the north. Some additional site work has taken place in preparation for new development.

A multiple building multi-family project is in the process of being developed immediately to the north (zoned PD-R). A large church development and single family residences are located to the east. Single family residences and an office use are located across West 36th Street to the south. Single family residences and undeveloped property are located across Bowman Road to the west. A new multifamily development is located along Bowman Road to the northwest.

The City’s Future Land Use Plan designates this property as Mixed Use (MX). A proposed land use plan amendment to Neighborhood Commercial (NC) is a separate item on this agenda.

Staff is supportive of the requested C-1 rezoning. Staff views the request as reasonable. There are several hundred residential units being developed in this immediate area, as well as further south along Bowman Road. Staff feels that a neighborhood commercial development at this location will be appropriate to serve the increasing number of residential units. This general area contains a mixture of uses and zoning. R-2, O-2, O-3, C-2, POD and PRD zoning exists in the area. The proposed C-1 zoning will not be out of character with the existing zoning pattern for this area. Staff believes the requested C-1 zoning will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.

PLANNING COMMISSION ACTION:

(MAY 21, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.