

# Zoning Case #0422-02

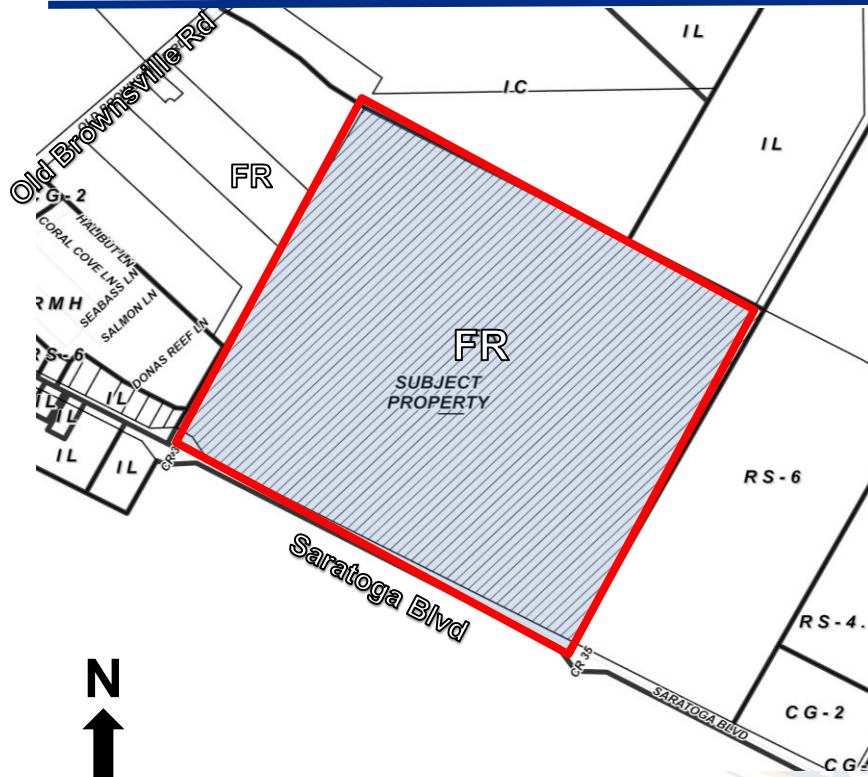
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**BEHMANN BROTHERS FOUNDATION  
REZONING FOR A PROPERTY AT 602 SARATOGA BLVD  
FROM "FR" TO "RS-4.5" and "RE/SP"**

CITY COUNCIL MEETING: August 30, 2022

# Zoning and Land Use



## **Area Development Plan:**

Westside (Adopted February 21, 1995)

## **Existing Zoning:**

Farm Rural District

## **Proposed Use:**

Single-Family Residential (Medium Density Residential)

## **Future Land Use Map:**

Medium Density Residential

## **Adjacent Land Uses:**

North: Agricultural

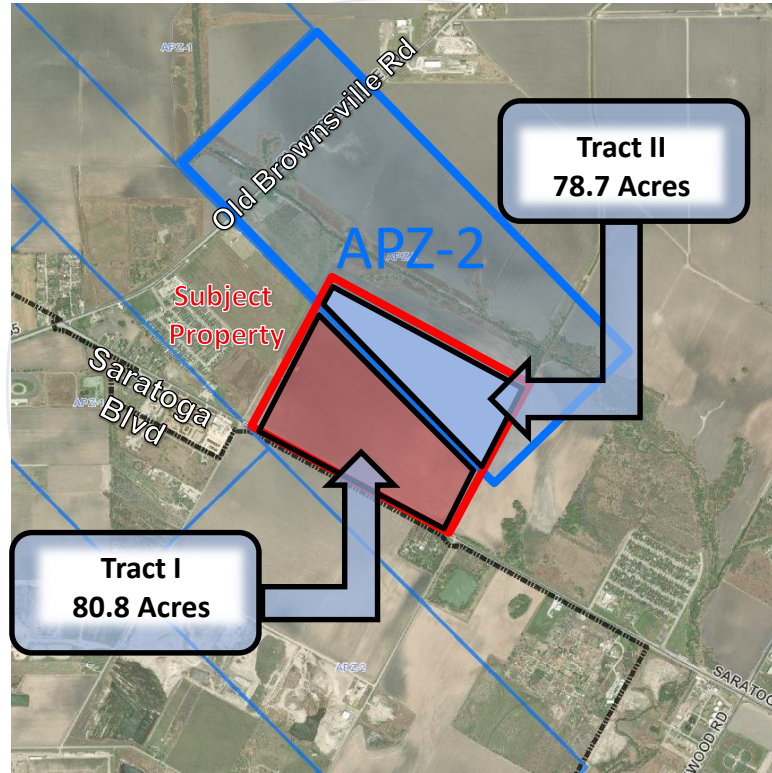
South: Outside City Limits (Agricultural)

East: Agricultural

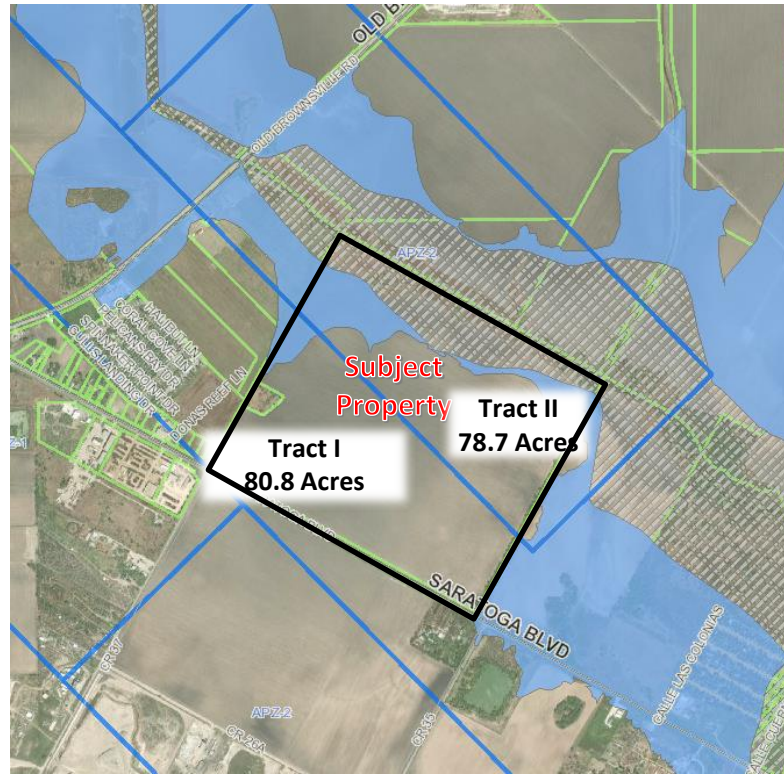
West: Agricultural, Mobile Home, Vacant

# Air Installation Compatibility Use Zone

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# Floodplain



## Legend

- AE,
- AE, FLOODWAY
- AO,



# Public Notification

**13 NOTICES MAILED INSIDE 200' BUFFER**  
**1 NOTICE MAILED OUTSIDE 200' BUFFER**

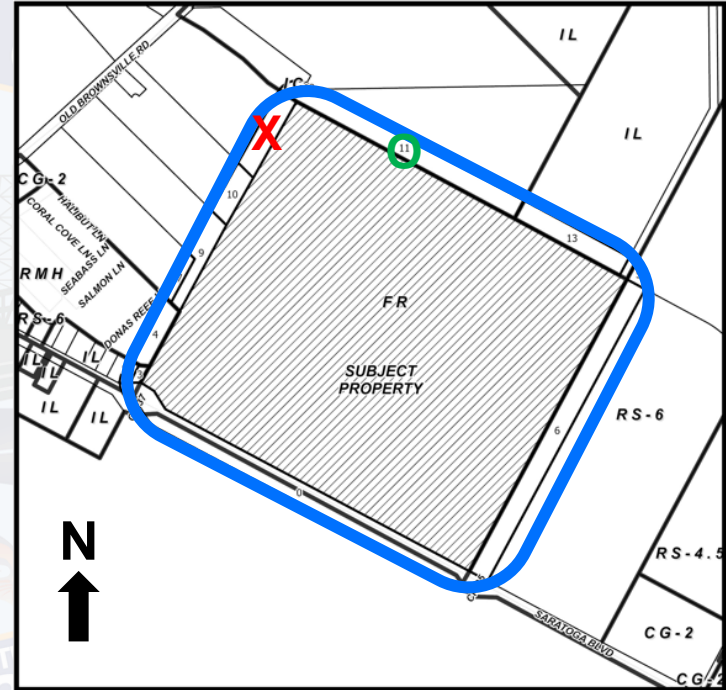
Notification Area



Opposed: 1 (5.84%)\*  
*Separate Opposed Owners: 1*



In Favor: 1 (17.77%)\*



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

# Traffic Impact Analysis

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- The proposed rezoning requires a Traffic Impact Analysis (TIA). While the applicant has submitted a TIA, the property fronts a TxDOT (Texas Department of Transportation) managed road.
- Development Services staff is awaiting City Traffic Engineering and TxDOT to complete their review of the submitted TIA.
- According to the UDC:
  - The Planning Commission shall make a report to the City Council on all Traffic Impact Analysis it considers in conjunction with rezoning requests. The Planning Commission make a recommendation for approval, modification, or denial of the zoning case based on other planning factors in addition to its review of a TIA.

# Traffic Impact Analysis

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**CONCLUSIONS:** The traffic capacity of the existing S.H. 357 (Saratoga Boulevard) two lane rural roadway section can accommodate Units 1 through 5 of the proposed development and maintain a Level of Service of D or better. The traffic capacity of S.H. 357 will need to be increased to accommodate the remaining units of the development and maintain the desired traffic level of service. In addition, traffic accessing the proposed development will be generating a high percentage of turning movements onto and off of S.H. 357. Therefore, proposed street intersection construction should include right turn deceleration lane and protected left turn lane improvements. As traffic volumes increase or as additional street connections are proposed, raised median or "worm" turning lanes should be considered. All proposed street connections and associated improvements will need to be coordinated and approved by TXDOT, as S.H. 357 is under TXDOT jurisdiction. Traffic data and calculations will require further review with TXDOT to identify warrants for intersection signage and/or signalization. TXDOT does not currently list any proposed studies or improvements to this section of S.H. 357 in their online project tracker system.

**Any proposed mitigations will be installed during the Public Improvements phase of platting.**

# Staff Analysis and Recommendation



- The proposed rezoning is consistent with the Joint Land Use Study and Air Installation Use Compatibility Use Zone which do not recommend residential above 2 dwelling units per acre. AICUZ allows cluster housing resulting in large open areas.
- The proposed zoning is consistent with the Future Land Use map
- After tabling of this case on May 4, 2022, staff and the applicant conferred and have and propose the separating the subject property into parcels with the AICUZ as the point of Reference.
- **Tract I = 80.840 acres**
- **Tract II = 78.737 acres**



# Planning Commission & Staff Recommendation

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Approval of the “RS 4.5” Single-Family Residential District for Tract 1 and approval of “RE/SP” Estate Residential District with a Special Permit for Tract 2 and subject to the following conditions:

1. **Density:** The only use permitted under this Special Permit, other than those permitted by right in the “RE” Estate Residential District is the use of single-family residential homes at a maximum density of 4 dwelling units per acre.
2. **Development Standards:** Each single-family property shall be designed in accordance with the “RS-4.5” Single-Family 4.5 District standards listed in Section 4.3.3 of the Unified Development Code (UDC).
3. **Stormwater:** Any surface detention and/or retention storm water ponds must drain within 48 hours.
4. **Open Space:** 10% of the property must be designated as an open space. Land located within the Special Flood Hazard Area (SFHA) is not eligible to be considered as open space
5. **Flood Hazard Areas:** Single-family homes may not be constructed on property designated as a Special Flood Hazard Area as per the latest approved floodplain map.
6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

# Tables

**Table 1: Acreage**

Total Acres	264
Acres in Accident Potential Zone 2 (APZ-2)	134
Acres designated AE, AO	62.21

Zones AE and AO are designations of Special Flood Hazard Areas (SFHA) as per the Federal Emergency Management Agency (FEMA)

**Table 2: Density**

Acres Developable	71.79
Acreage Calculation	134 acres – 62.21 acres = 71.79 acres
Potential Homes (pre-open space requirement)	287
Homes Calculation	71.79 acres x 4 du/a = 287 homes
Potential Homes (10% Open Space Req.)	258
Homes Calculation	71.79 acres-10%= 64 acs. @ 4du/ac=258 du's
Overall density of all property in APZ-2	134 acres/258 du's = 1.92 du/ac*

\*AICUZ Guidelines recommend a maximum density of 2 du/ac within APZ-2