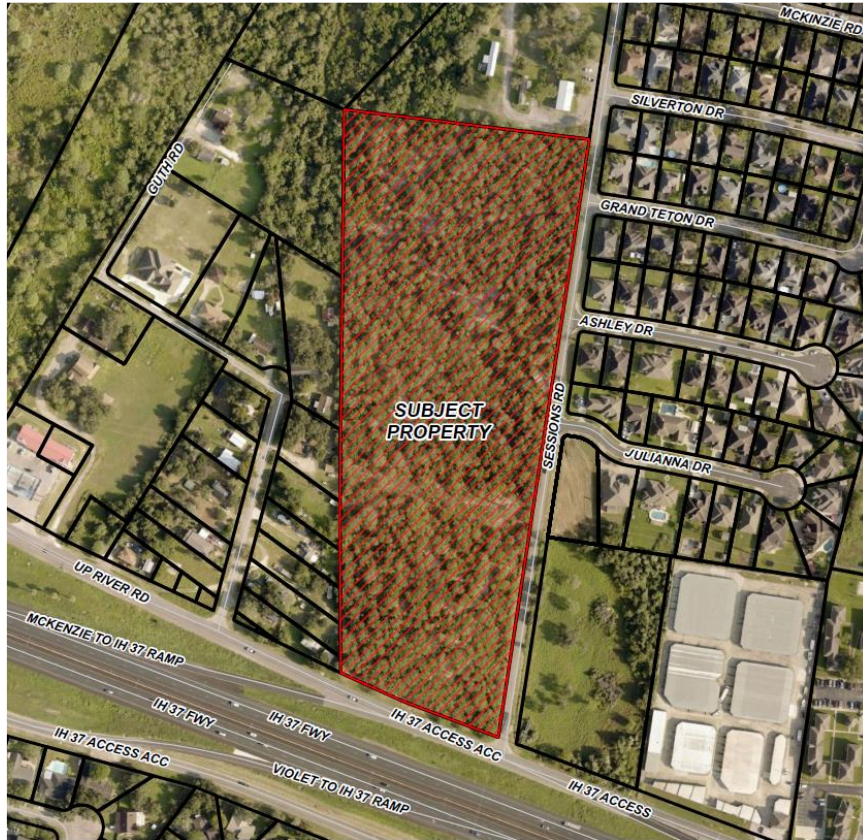


Zoning Case 1022-07



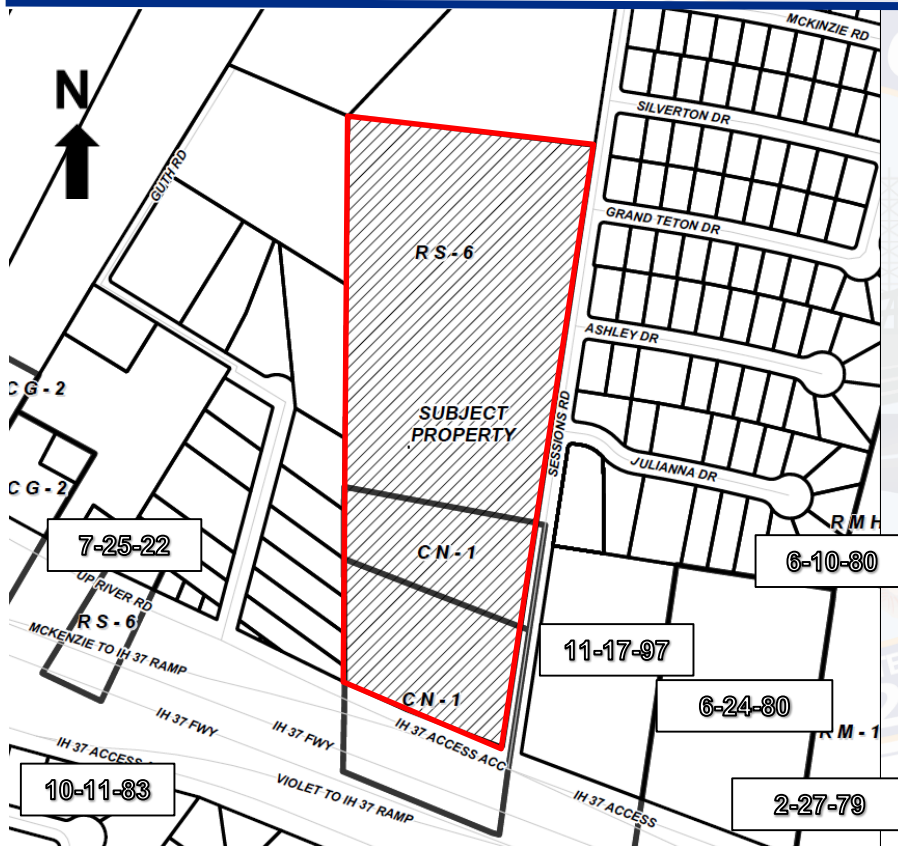
Arriba Development DISTRICT 1

Rezoning for a property at
10902 IH 37 (Up River Road)
From "RS-6" and "CN-1"
to "RM-1" AND "RM-2"



City Council
March 28, 2023

Zoning and Land Use



Proposed Use:

Apartment Complex

Area Development Plan:

Northwest (January 9, 2001)

Future Land Use Map:

Low-Density Residential

(Up to 3 dwelling units per acre)

Existing Zoning:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

- North: Mobile Home Park (Zone: RS-6)
- South: IH 37
- East: Low Density Residential (Zone: RS-6)
- West: Low Density Residential (Zone: RS-6)

Public Notification

39 Notices mailed inside 200' buffer
4 Notice(s) mailed outside 200' buffer

Notification Area

Opposed: (21.73%)
Separate Opposed Owners: 8

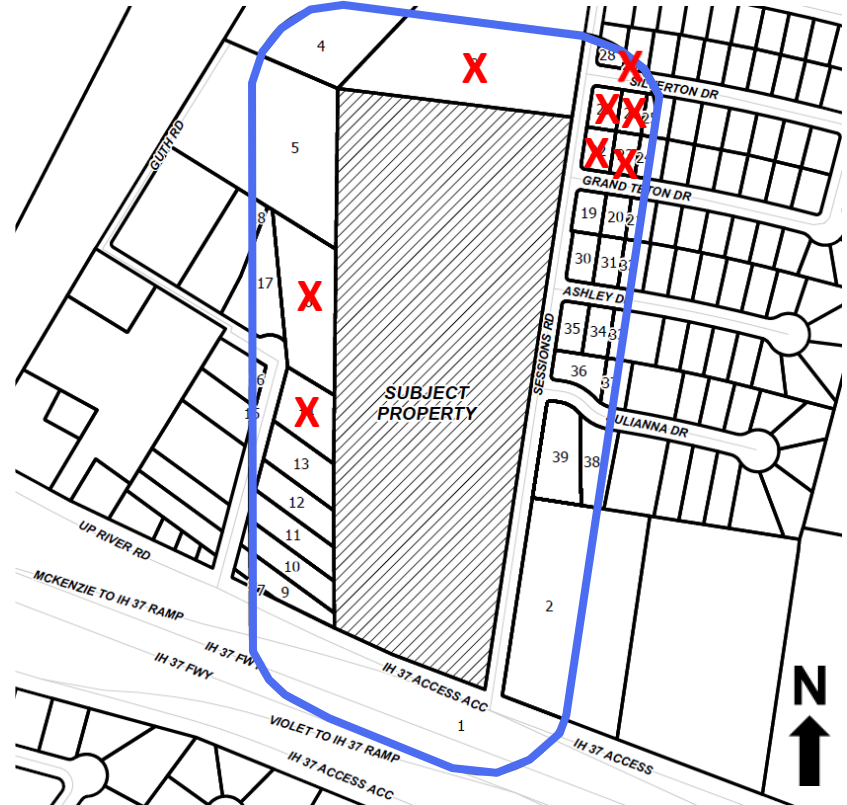


In Favor: 0 (0.00%)



The 20% rule is invoked. A super-majority will be required for City Council approval.

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



Sessions Road



Analysis and Recommendation

- The Future Land Use Map recommends low-density residential which is at or below 3 du/ac.
- The proposed rezoning to “RM-1” and “RM-2” Multifamily Districts is a high-density residential use.
- For Tract 1 (5.773 acres), the “RM-1” would allow for 13+ dwelling units per acre which is approximately 127 units.
- For Tract 2 (4.397 acres) “RM-2” would allow for 13+ dwelling units per acre which is approximately 132 units.
- Sessions Road is classified as a C1 Minor Residential Collector. C1 Collector Streets consist of a 60’ ROW, 40’ of pavement, and 2 lanes. Currently, Sessions Road only consists of 44’ of ROW, 20’ of pavement, and 2 lanes.
- The subject property is adjacent to residential uses on two sides.
- There is insufficient road infrastructure to support the traffic generated by the proposed development. The proposed development will generate an approximately 2,800 additional average daily trips to the existing 1,500 trips generated by the existing neighborhood.
- The maximum capacity of a C1 Collector Street is 3,000 average daily trips (ADT). The existing neighborhood and the proposed property at maximum buildout will create 4,300 ADT and therefore Sessions Road will be at over 140% capacity.
- The site is not appropriate due to the incompatibility of surrounding uses.

PLANNING COMMISSION AND STAFF RECOMMENDATION: Denial of the rezoning request, in lieu approval of the “RS-6/SP” Single-Family 6 District with a Special Permit.

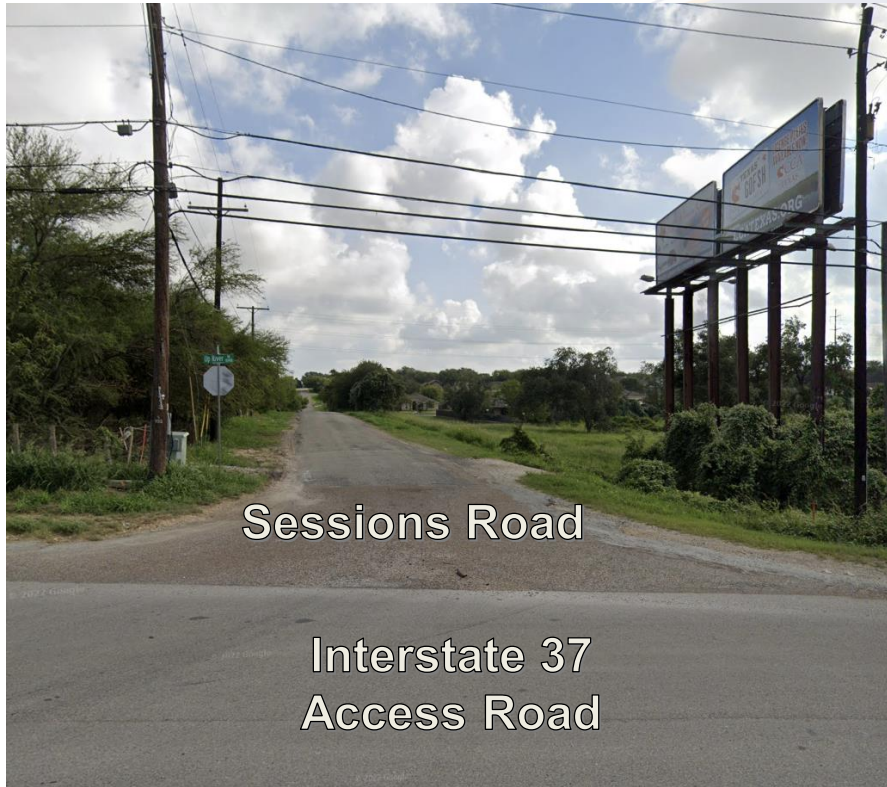
Special Permit Conditions



“RS-6/SP” Single-Family District 6 with a Special Permit

- **Use:** 280 multifamily dwelling units maximum.
- **Buffer Yard:** A 10-foot-wide buffer yard and 10-foot buffer yard points shall be required along the property boundaries adjacent to single-family residential zoning districts or residential use.
- **Building Height:** Must abide by the 1:2 setback.
- **Sessions Road:** The applicant or subsequent owner will be responsible for the reconstruction of Sessions Road to the “C1” Collector Street standard of 60-feet of right-of-way and a 40-foot pavement section. The reconstruction of Sessions Road to City standards of a rural street section and will include the following: paving of the street section, storm water management, and the dedicating of land. Completion and acceptance by the City of Sessions Road are required prior to the issuance of any building permits.
- **Interstate 37:** The applicant or subsequent owner will be responsible for the coordination with the Texas Department of Transportation (TXDOT) of traffic delineators along the outside lane of the Interstate 37 access road to prevent access to/from Sessions Road to Interstate 37 on/off the access road.

Sessions Road



Sessions Road Existing Conditions:

- 43' ROW/20' pavement
- Roadside Ditches
- No Sidewalks
- PCI Score: 60
- Constructed: c. 1966
- Seal Coated: c. 2002
- ¼ mile of Sessions Rd. frontage

Urban Transportation Plan:

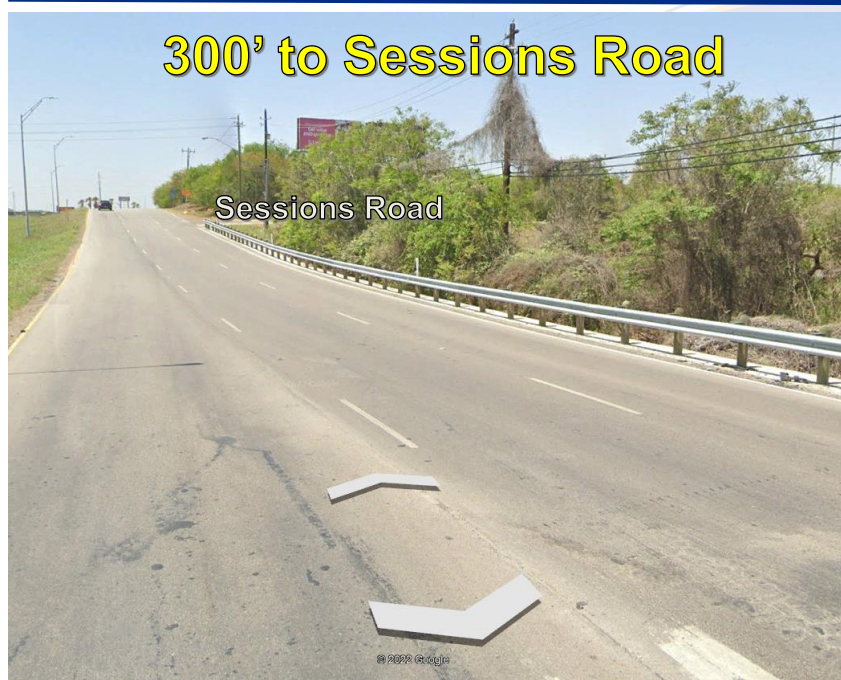
- C1 Collector Street
- 60' ROW/40' Pavement
- Sidewalks and Curb/Gutter
- Max. Capacity 3,000 ADT

Sessions Road



Reaction Time

Time= Distance/Speed



3 seconds = 300'/65 mph

1 second = 92'/55 mph

Violet Road Extension



Traffic Data

ITE					
Code	Use	Type	Weekday	AM	PM
220	Apartments	DU	6.65	0.51	0.62
210	SF Homes	DU	9.52	0.75	1
240	Mobile Home	DU	4.99	0.44	0.59
1-Day Study (Tues. 9/27/22)					
ADT	AM Peak	PM Peak			
662	11	5			

ROW Information (Sessions Road-C1 Collector Street)		
	Existing	Standard
ROW Width (feet)	43	60
Pavement Width (feet)	20	40
ADT Capacity	1,000-3,000 ADT	
Proposed @ Max. Build	143.70%	

ROW Information (Sessions Road-C1 Collector Street)				
	Existing	Standard		
ROW Width (feet)	43	60		
Pavement Width (feet)	20	40		
ADT Capacity	1,000-3,000 ADT	Alt.ADT	4-8k C1 Pape	Alt. ADT 8k
Proposed @ Max. Build	143.70%	116%	54%	44%
Special Permit	111.83%	84%	42%	32%
As is today	109.81%	82%	41%	31%

Traffic Data

Arriba Development (Sessions Road) Data						
Zoning District	Acreage	UDC Density	Max. Buildout	ADT	AM Peak	PM Peak
CN-1 (Existing)	4.47	37.00	165.39	1,099.84	84.35	102.54
RM-1 (Proposed)	5.77	22.00	127.01	844.59	64.77	78.74
RM-2 (Proposed)	4.38	30.00	131.37	873.61	67.00	81.45
		Total	423.77	2,818.04	216.12	262.73

Special Permit Scenario							
Zoning District	Acreage	UDC Density	Max. Buildout	ADT	AM Peak	PM Peak	Alt. ADT
RS-6/SP	14.62	N/A	280.00	1,862.00	949.62	588.76	1,862.00
Existing Homes			163.00	1,492.87	118.22	157.67	662
		Totals	443.00	3,354.87	1,067.84	746.43	2,524.00

As is today (Without Rezoning)							
Zoning District	Acreage	UDC Density	Max. Buildout	ADT	AM Peak	PM Peak	Alt. ADT
RS-6	10.15	7.26	73.70	701.66	526.24	526.24	701.66
CN-1	4.47	37.00	165.39	1,099.84	84.35	102.54	1,099.84
Existing Homes			163.00	1,492.87	118.22	157.67	662
		Totals	239.09	1,801.50	610.59	628.78	1,801.50