

Staff Report

Zone Case 3174-D

City Council Meeting

February 25, 2025

<u>Applicant</u>	AMD Engineering, LLC
<u>Property Owners</u>	Texas District LCMS and Generator 1, LLC
<u>Council District</u>	3

Prior Board or Council Action

- December 17, 1925, Ordinance No. 328: The subject property was annexed into city limits.
- March 13, 1941, Original Zoning Ordinance 661: The property was zoned Apartment District (D).
- March 13, 1941, Original Zoning Ordinance 661: The rear portion of Ellwood Place, Lots 3 and 4, was zoned Single Family District (A).
- April 6, 1955, Ordinance No. 1695: The subject property was rezoned from Apartment District (D) to Multi-Family District (R-3).
- April 6, 1955, Ordinance No. 1695: The rear portion of Ellwood Place, Lots 2 and 4, was rezoned from Single Family District (A) to Single Family District (R-1).
- December 20, 1973, Zone Case 1927, Ordinance No. 6770: This property was rezoned from R-3 to General Retail District (C-3) Specific Use for Hotel or Motel, alcohol sales for on-premises or off-premises consumption as an incidental use.
- May 13, 1982, Zone Case 1927-A, Ordinance No. 8312: A Specific Use to allow parking and professional type office was approved.
- May 13, 1993, Zone Case 1927-B, Ordinance No. 9609: The subject property was rezoned from R-3 and C-3 to Local Retail District (C-2) Specific Use for Theater, Apartments and Staff or Visiting Artist Living Quarters.
- July 8, 2009, Zone Case 2134-D, Ordinance No. 2009-00055: A portion of the subject property was rezoned from C-2 Specific Use to Commercial District (C-4) limited to a restaurant with a separate exterior entrance to a bar area.
- November 16, 2021, Zone Case 1927-C, Ordinance No. 2021-00164: A Specific Use for an Event Center was approved.
- February 28, 2023, Zone Case 3471-C: A request to rezone the subject property from C-4, C-4 Specific Use, and R-1 to Commercial Apartment District (CA) with a Planned Development (PD) was denied by City Council.
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject property was rezoned from C-4, C-4 Specific Use, and R-1 to Heavy Commercial District (HC) and Low Density Single-Family District (SF-2) with the adoption of the Unified Development Code.
- February 6, 2025, Zone Case 3174-D: The Planning and Zoning Commission recommended approval of a zone change from SF-2 and HC to HDR by a vote of 7-1-0.

Notification Summary

- Notifications Sent: 61
- Received In Favor: 38 (30 outside notification boundary)
- Received In Opposition: 18 (2 outside notification boundary)

Site Conditions and History

The subject property was originally platted on June 24, 1925, as Ellwood Place Installment No. 2, Block 7, Lots 1 - 4, and consists of 1.56 acres out of Ellwood Place, Block 7. The property is currently partially vacant, with a commercial building on the west portion of the property.

Adjacent Property Development

The property to the north is zoned Low Density Single-Family District (SF-2) and is developed with Texas Tech University. To the east is a hotel zoned High Density Residential (HDR). To the west is a student center, also zoned HDR, and to the south is a parking lot and residences zoned SF-2 and Neighborhood Commercial District (NC).

Item Summary

The subject property is addressed as 2601, 2605, and 2615 19th Street, located west of University Avenue and south of 19th Street. The applicant requests a zone change from Low Density Single-Family District (SF-2) and Heavy Commercial District (HC) to High Density Residential District (HDR).

Current zoning: Low Density Single-Family District (SF-2), Heavy Commercial District (HC)

Requested Zoning: High Density Residential District (HDR)

Purpose Statements

The purpose of the Low Density Single-Family District (SF-2) is to provide for two types of residential subdivisions:

- A. Conventional. Smaller to moderately-sized lots for dwellings on public utilities. Any open space is located on private lots.
- B. Cluster. Clustering of smaller-sized lots for dwellings with an increased percentage of common open space compared to cluster developments in the SF-1 district to maintain the intended character of the district while providing for buffering between lower and higher density adjacent neighborhoods, as well as for recreational amenities and resources protection.

The Purpose of the Heavy Commercial District (HC) is to provide for development of heavy vehicle repair, wholesale trade, and warehousing and freight movement uses that typically are characterized by outside storage of materials or merchandise. The District should be located away from residential areas or, if unavoidable, should be heavily buffered.

The Purpose of the High Density Residential District (HDR) is to provide for three subdivision types:

- A. *Conventional*. Single-family detached, cottage, or garden homes on public utilities with open space provided on private lots.
- B. *Village*. Mixed housing types, including townhouses, detached single-family garden homes, and low-to mid-rise apartments, located in a planned development or adjacent to a mixed-use district or center. Buildings are typically in close proximity to the street edge. The building mass, height, and scale transition to the neighboring land uses.
- C. *Mixed-Use*. Mid- to high-rise apartment development in a mixed-use district or center. The district consists of detached single-family garden homes, live-work buildings, and other vertically mixed-use buildings. Urban open space may be used for plazas and squares

Traffic Network/Infrastructure Impacts

The subject property is located on 19th Street, which is designated as a Principal Arterial, by the Master Thoroughfare Plan, 2018. Arterial streets are continuous routes whose function is to serve high volume needs of local traffic and regional traffic.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and is adjacent to HDR zoning to the east and west.

Conformance with Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for Commercial land uses. While the proposed zone change to HDR is not in conformance with this designation, it is appropriate in this location, as the HDR District does allow for a combination of residential, commercial, and mixed use.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance and will be appropriate at the proposed location.

Suitability of Property for Allowed Uses

The property is suitable for the proposed zone change and the uses allowed in the HDR District.

Conclusion

Staff has no objection to the request.

Attachments

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Response Letters

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