

LCG at Estrella Parkway

Rezone from C-2 (General Commercial)
to MF-24 (Multi-Family)



Location



LCG AT ESTRELLA PARKWAY REZONE

11 ac W of SWC of Estrella & Van Buren in Hudson Commons PAD

- N – Safeway at Canyon Trails
- S – Hudson Commons Bungalows at Estrella
- E – Hudson Commons Commercial – Culver's & SomeBurros
- W – Hudson Commons Single Family

Site accessed via Van Buren, Estrella & Hudson Way

Estrella/Hudson signaled by 7.1.24





Background & Previous Actions

LCG AT ESTRELLA PARKWAY REZONE

Business & Commerce Land Use – can include high density residential

01/16 – Part of 102 ac rezone from AU to PAD

- 11 ac part of 19 ac of general commercial
- 17 ac of multi-family & 66 ac of single family

Site Plan Approvals

- 03/19 – Culver's
- 05/19 – Bungalows (single-story rental)
- 01/21 - SomeBurros

Final Plat Approvals for Single Family

- 2019 Phase 1 & 2020 Phase 2

Current Request



LCG AT ESTRELLA PARKWAY REZONE

Rezone from PAD w/underlying C-2 to PAD w/underlying MF-24

To facilitate development of:

- Two 3-story buildings at 40 ft (per MF-24 regs)
 - 100' from SF property line
- One 4-story building at 50 ft (10 ft above regs)
 - 150' from SF property line
- 284 rental units at a density of 25 du/ac (1 du/ac above regs)
 - 156 one-bdrm, 118 two-bdrm, 10 three-bdrm
- 12-ft LS buffer adjacent to SF (8 ft less than PAD regs)
- Clubhouse w/amenity area & 2nd story rooftop deck and dog park

1 northern live oak Southern live oak Texas Mountain Laurel	1 mossy live oak Quercus virginiana Sophora secundiflora	24 box 24" box 15 Gal
Shrubs	Botanical Name	Size
Cenizas	<i>Dodonaea viscosa</i> "Green"	15 Gal
Green Hopseed Bush	<i>Eremophila glabra</i> "Winter Blaze"™	5 Gal
Winter Blaze Emu Bush	<i>Eremophila hygrophana</i> "Blue Bells"	5 Gal
Blue Bells Emu Bush	<i>Eremophila prostrata</i> "Outback Sunrise"	5 Gal
Emu Bush	<i>Hesperaloe funifera</i>	5 Gal
Giant Hesperaloe	<i>Hesperaloe parviflora</i> "Parpa"™	5 Gal
Brakebush Red Yucca	<i>Lantana montevidensis</i>	5 Gal
Purple Trailing Lantana	<i>Lantana x "New Gold"</i>	5 Gal
New Gold Lantana	<i>Leucophyllum frutescens</i> "Compacta"	5 Gal
Compact Texas Ranger	<i>Leucophyllum langmaniae</i> "Lynn's Legacy"	5 Gal
Lynn's Legacy Langman's Sage	<i>Leucophyllum langmaniae</i> "Rio Bravo"™	5 Gal
Rio Bravo Langman's Sage	<i>Muhlenbergia capillaris</i>	5 Gal
Pink Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 Gal
Lindheimer's Muhly	<i>Muhlenbergia rigida</i> "Nashville"™	5 Gal
Purple Muhly	<i>Pedilanthus macrocarpus</i>	5 Gal
Slipper	<i>Tecoma stans</i>	15 Gal
Yellow Bells	<i>Tournefortia chamaedryf</i>	5 Gal
Germander	<i>Tournefortia chamaedryf</i>	5 Gal
Prostrate Germander	<i>Vauquelinia californica</i>	15 Gal
Arizona Rosewood		
Groundcover	Botanical Name	Size
Cenizas	<i>Cynodon dactylon</i>	Sod
Bermuda Grass		





Deviations Addressed

LCG AT ESTRELLA PARKWAY REZONE

- One 4-story building - 50 ft
 - Stipulated to Van Buren frontage & additional design enhancements prior to SP approval
 - MF-24 regs will require a 150-foot setback from SF
- 284 rental units - density of 25 du/ac
 - Stipulated to recreational open space amenities in excess of PAD 400 sf/du requirement prior to SP approval
- 12-foot LS buffer adjacent to SF
 - 20-foot buffer in PAD was for commercial adjacent to SF
 - 12-foot buffer stipulated to trees 30' OC & 50% of area w/live vegetation

Hudson Commons Single Family

8 homes north of Hudson Way

(min. rear setbacks: houses 20' / covered patios 10')



Hudson Commons Single Family

9 homes south of Van Buren

(min. rear setbacks: houses 20'/covered patios 10')



LCG 4-story Building towards Estrella & fronting Van Buren



ELEVATION B - EAST 2



NORTH ELEVATION A - VAN BUREN STREET 1

LCG 4-story Building



LCG Clubhouse & 3-story Building





Public Participation Process

LCG AT ESTRELLA PARKWAY REZONE

- Neighborhood Meeting on 7/19
 - 20 people attended; over half spoke against; no one in favor
 - Opposition: loss of commercial zoning, overbuilding of MF, decrease in home values, school overcrowding, increased traffic causing accidents
- Notice of Public Hearings
 - Legal Ad, Postcard, Property posted
 - To date, 31 emails have been received; 30 against; 1 in favor
 - Same opposition



P&Z Commission Public Hearing

LCG AT ESTRELLA PARKWAY REZONE

- Six adjacent homeowners said they built in the area for:
 - Pedestrian access to commercial
 - Job opportunities for their children
 - Neighborhood gathering spots and attractions
 - Sit-down restaurants with outdoor dining
 - Mixed-use community
- Opposition: loss of commercial zoning, increased density & height, reduction of the buffer, school overcrowding, and increased traffic
- Ten cards stating opposition to the rezone

Staff Findings



LCG AT ESTRELLA PARKWAY REZONE

- Meets Zoning Ordinance criteria for a rezone
- Consistent with General Plan Business & Commerce Land Use
- Stipulated to allow for compatibility between MF & SF
 - 4-story building on Van Buren w/150' setback from SF
 - Recreational open space to exceed 400 sf per unit
 - Minimum 20% of site in landscaping w/50% live vegetation coverage
 - Trees in west buffer at 30' O.C. w/50% live vegetation coverage
 - Lighting fixtures in adjacent parking canopies to be full cutoff

P&ZC Findings & Recommendation

LCG AT ESTRELLA PARKWAY REZONE

- Commission discussion of the rezone:
 - Does not meet locational criteria
 - Requests higher density & building height
 - Condos or townhomes would be more appropriate
 - Too many apartments & traffic
 - Greater need for additional city services
- A motion to approve failed 1 to 4 (no subsequent motion)
- Per Commission By-laws, prior failed motion is a recommendation to deny

Recommendations & Alternatives



LCG AT ESTRELLA PARKWAY REZONE

- Staff recommends approval subject to the stipulations in Ordinance 2023-1593
- The Planning & Zoning Commission recommends denial
- Council may deny or conditionally approve subject to the stipulations in Ordinance 2023-1593

