P&Z MEETING DATE: December 5, 2019

DATE: November 21, 2019

TO: Planning & Zoning Commission

FROM: Michael McCauley, Senior Planner


BACKGROUND:

This is a request for an amendment to the Comprehensive Plan and Future Land Use Map to change the land use designation for an approximately 11-acre site from “Medium Intensity Office” and “Industrial” to “Multi-Family Residential”.

A companion request to amend the zoning on this same tract is on this agenda (Case No. PLZ 2019-128 Kensington Gardens – Zoning).

At the November 7, 2019 Planning & Zoning Commission meeting, the Commission continued this case to the December 5, 2019 Planning & Zoning Commission meeting to allow the applicant time to revise their companion request (Case No. PLZ 2019-128 Kensington Gardens – Zoning).

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends DENIAL.

ATTACHMENTS:

- Results Sheet
- Technical Comments
- Location Map
- Existing Comprehensive Plan
- Proposed Comprehensive Plan
RESULTS SHEET

Date: 12/05/19
Case No./Name: PLCP 2019-138 Kensington Gardens (Comp Plan)

A.  STIPULATIONS AND RECOMMENDATIONS

Staff recommends **DENIAL**.

B.  **P&Z ACTION** from P&Z meeting: 11/07/19:
    Result: **CONTINUED** to 12/05/19   /Vote: 9-0

C.  **P&Z ACTION** from P&Z meeting: 12/05/19:
    Result: /Vote:

D.  **CC PUBLIC HEARING / RESOLUTION ACTION** from CC meeting: 01/14/20:
    Result: /Vote:
COMPREHENSIVE PLAN AMENDMENT
FUTURE LAND USE MAP

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial District and PD-128 for the (O-2) Office District

SURROUNDING ZONING

<table>
<thead>
<tr>
<th>NORTH</th>
<th>PD-214 for the (O-2) Office and (LI) Light Industrial Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOUTH</td>
<td>PD-152 for the (MF-18) Multi Family District</td>
</tr>
<tr>
<td>EAST</td>
<td>(LI) Light Industrial District</td>
</tr>
<tr>
<td>WEST</td>
<td>PD-80 for the (SF-5/12) Single-Family Residential District</td>
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SURROUNDING LAND USES

Personal Storage/Garage
Condominiums for Personal Property, Including Automobiles
Apartment Complex
Industrial
Single Family Residential Subdivision

REQUEST: Change Land Use designations from “Medium Intensity Office” and “Industrial” to “Multi-Family Residential”

PROPOSED USE: Apartment complex with 334 units

ACRES/LOTS: Approximately 11 acres / 2 lots

LOCATION: 2308 Marsh Lane and 2317 Tarpley Road

HISTORY: The property was established as a golf driving range in 1998. PD-128 was approved in 1992 and does not regulate apartments. SUP-237 was approved in 1998 to allow a 100-foot tall protective net for the golf driving range.

COMPREHENSIVE PLAN: Proposed Multi-Family Residential

TRANSPORTATION PLAN: Marsh Lane is designated as an (A6D) 6-Lane Divided Arterial and Tarpley Road is designated as a (C2U) 2-Lane Undivided Collector.

OWNER: Kevin Clariday

REPRESENTED BY: David Bond / Spiars Engineering
STAFF ANALYSIS

PROPOSAL:

The applicant is requesting approval of an amendment to the Land Use designations shown on the Comprehensive Plan’s Future Land Use Map from “Medium Intensity Office” and “Industrial” to “Multi-Family Residential.”

ELEMENTS TO CONSIDER:

▪ A companion request to amend the zoning on the subject property is on this agenda (Case No. PLZ 2019-128 Kensington Gardens Zoning).

▪ The subject property is not located within or near a Transit Center district. Depending on the design, Council has generally supported new apartments when proposed in or near the Transit Center districts or is part of a master planned project; i.e., Castle Hills Phase 10, Sloan Street East and West, and The View.

▪ The applicant was informed that staff would not support their request during their pre-application meeting.

CONCLUSION:

Staff does not believe the applicant’s request to change the land use designations from “Medium Intensity Office” and “Industrial” to “Multi-Family Residential” is reflecting the objectives of the community as it relates to where to locate multi-family development.
Agenda Item No. 10
Case No. PLCP 2019-138 Kensington Gardens (Comp Plan)

SITE LOCATION AND ZONING MAP
PROPOSED COMPREHENSIVE PLAN