



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

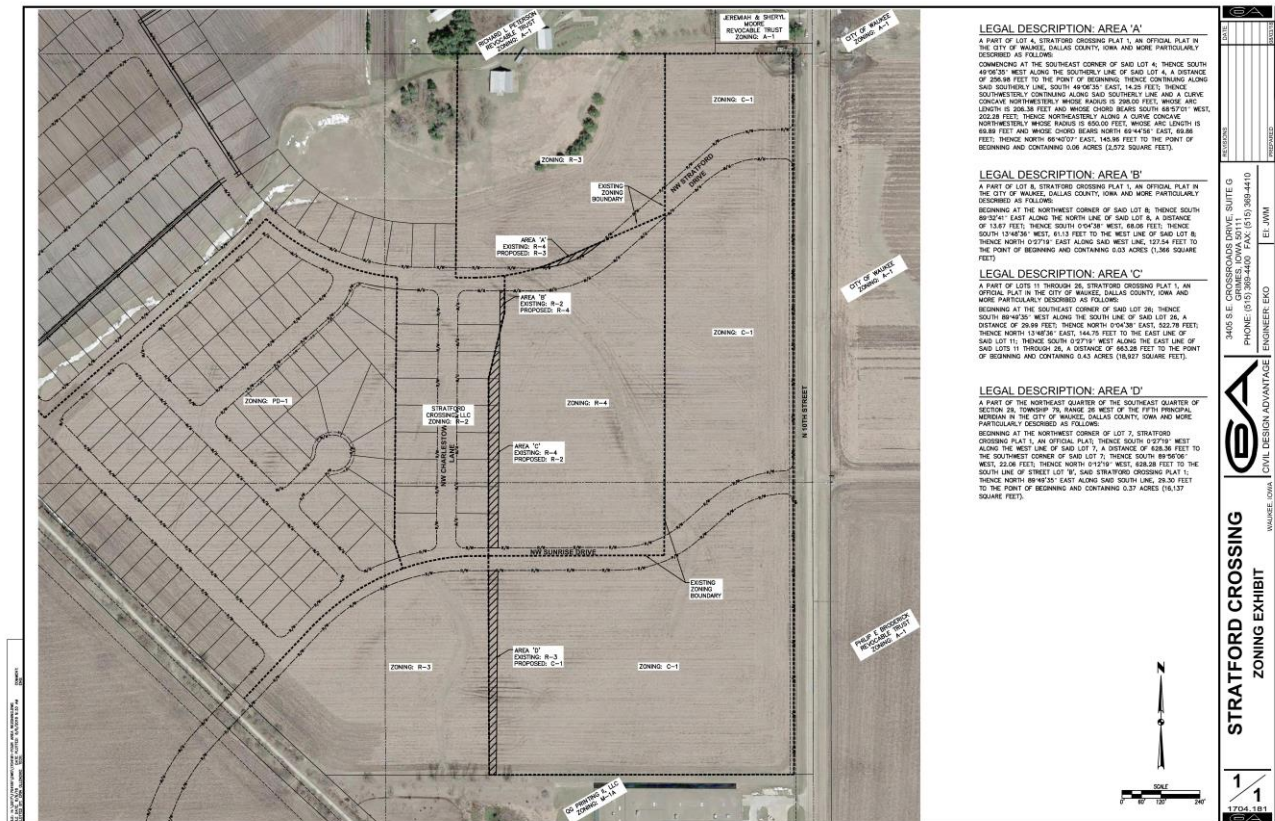
REPORT DATE: August 24, 2018

MEETING DATE: August 28, 2018

GENERAL INFORMATION

- Applicant:** Stratford Crossing, LLC
- Owner:** Stratford Crossing, LLC
- Owner's Representative:** Erin Ollendike, P.E., Civil Design Advantage
- Request:** The applicant is requesting approval of a rezoning for a residential and commercial development
- Location and Size:** Property is generally located north of Hickman Road Avenue and west of N. 10th Street, containing approximately 0.89 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the individual areas proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Employment / Neighborhood Residential	R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome Residential District), C-1 (Community & Highway Service Commercial District), R-2 (One & Two Family Residential), & R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Neighborhood Residential	N/A (Dallas County)
South	Parkview Crossing Neighborhood	Employment / Neighborhood Residential	M-1 (Light Industrial District) & M-1A (Limited Industrial District)
East	Vacant –Future High School / Sports Complex	Employment / Neighborhood Residential	A-1 (Agricultural District)
West	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)

BACKGROUND

The subject property is located north of Hickman Road and west of N. 10th Street. The property was rezoned in fall 2017 to its current zoning designations. Since the initial rezoning the layout of the development has had to slightly change in regards to street alignments of NW Stratford Drive and NW Sunrise Drive. The alignments of these streets have had to be adjusted so that they will align properly with streets and access points on the east side of 10th Street associated with the development of the high school/sports complex. City staff worked with the applicant to get the streets aligned properly, but in the process some of the lot layouts and zoning also changed and now overlap with proposed future lot lines. The rezoning request will make the areas with overlapping zoning consistent with the overall original development plan and will prevent future lots from being split zoned. No lots are proposed to be added or subtracted from the overall development.

PROJECT DESCRIPTION

The proposed rezoning identified four (4) individual areas to be rezoned. Area A, includes a total of 0.06 acres to be rezoned from R-4 (Row Dwelling & Townhome District) to R-3 (Multi-Family Residential District). Area B, includes a total of 0.03 acres to be rezoned from R-2 (One & Two Family Residential) to R-4 (Row Dwelling & Townhome District), Area C, includes a total of 0.43 acres to be rezoned from R-4 (Row Dwelling & Townhome District) to R-2 (One & Two Family Residential District). Area D, includes a total of 0.37 acres to be rezoned from R-3 (Multi-Family Residential District) to C-1 (Community & Highway Service Commercial District).

STAFF RECOMMENDATION

The proposed rezoning is in general conformance with the Comprehensive Plan and the original development plan for Stratford Crossing. Staff recommends approval of the rezoning.