



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Gonnerman Property Rezoning

**PREPARED BY:** Brad Deets, Development Services Director

**REPORT DATE:** October 25, 2019

**MEETING DATE:** October 29, 2019

### GENERAL INFORMATION

**Applicant:**

Brad & Dad, LLC

**Owner:**

Don Gonnerman

**Owner's Representative:**

Brad Brody

**Request:**

The applicant is requesting approval of a rezoning from Agricultural to Kettlestone Retail Community for purposes of the development of an events center.

**Location and Size:**

Property is located at 3319 Ashworth Road and contains 9.74 acres more or less.

### AREA MAP



**ABOVE LEFT:** Aerial of Property identifying the proposed rezoning (outlined in **RED**).

**LAND USES AND ZONING**

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Existing residence	Medium Density Multi-Family	A-1 (Agricultural District)
North	Vacant – Undeveloped	Rowhouse	K-MF-ROW (Kettlestone Rowhouse District)
South	Residence/Vacant	Medium Density Multi-Family	A-1 (Agricultural District)
East	Residences	Medium Density Multi-Family	A-1 (Agricultural District)
West	Residence	Medium Density Multi-Family	A-1 (Agricultural District)

**BACKGROUND**

The subject property is located on the north side of SE Ashworth Road and just west of SE Waco Place. Today, the property includes a residential property in the southwest corner of the property. The remainder of the property is undeveloped. The total property includes approximately 9.74 acres. A portion of the northern half of the property is located within the floodway and includes an existing drainage channel.

The applicant has submitted a rezoning request to rezone the property from A-1 (Agricultural District) to K-RC (Kettlestone Retail Community District) with the intent of developing the property for an events center, which is a permitted use under the proposed zoning district. The applicant was unsuccessful in obtaining the 50.1% consent from the surrounding property owners in order to automatically set a public hearing date. The City Council, upon request, set the public hearing date in lieu of the consent as is permitted within the Zoning Ordinance. It should be noted that setting a public hearing date in no way indicates how the City Council will vote on the proposed rezoning. Rather, setting the public hearing date allows the process to begin. Notification to adjacent property owners was mailed on October 22, 2019. To date, staff has not received any formal correspondence either for or against the proposed rezoning. A public hearing date before the City Council has been scheduled for November 4, 2019 to further discuss this rezoning request.

**PROJECT DESCRIPTION**

The applicant has provided a concept plan of the proposed development as a part of the rezoning request. The applicant has proposed construction of an events center on the property. Access would be provided off of Ashworth Road. To the north of the building, the concept plan identifies a large grassed area for outdoor events as well as a large detention pond. The area north of the drainage way is anticipated to be left in its existing natural state.

Staff has indicated that a 30 foot landscape buffer will be required along the east and west property lines to buffer the use to the adjacent existing residential properties. The landscape buffer will require a minimum number of plantings consistent with the Zoning Ordinance. There are several existing mature trees along the east side of the property. The developer will need to work towards saving as many of the good trees as possible which will allow for a reduction in the number of new trees along the eastern boundary.

It is anticipated that a trail will extend along the drainage way in the future and connect back to the west to the existing City ponds located north of Holmes Murphy. A public trails easement will need to be established as a part of the platting and site plan process.

### **KETTLESTONE MASTER PLAN (COMPREHENSIVE PLAN)**

The Kettlestone Master Plan has designated the subject property as medium density multi-family development. While the proposed use for the property is inconsistent with the currently identified land use, the Kettlestone Master Plan was designed to be flexible to allow for some swapping of land uses provided the overall intent, mix and density of the land uses remain consistent with the original plan. While the property to the west of the subject property could still be developed long-term as medium density multi-family, the proposed rezoning request more than likely will have an impact on how the adjoining property to the east could be developed in the future. Due to the size and configuration of the property to the east it would be anticipated that some type of commercial use would be more appropriate for redevelopment of the property in the future if this proposed rezoning request and development moves forward.

Long term, Waco Place is intended to be a major collector which could carry as many as 15,000 vehicles per day. Additionally, it is anticipated in the future as the area continues to develop that a traffic signal would be installed at the intersection of Ashworth Road and Waco Place. Based upon potential traffic, it is certainly conceivable to think that the adjoining properties to the east could develop with more of a commercial land use in the future.

### **STAFF RECOMMENDATION**

The Kettlestone Master Plan was designed to flexible related to land use. Staff believes that with the appropriate buffers and consideration for the existing homes along Ashworth Road and Waco Place today, that the proposed use would be suitable for the site.