

MEMORANDUM

TO: Frank Salvato,
City Manager

FROM: Bob van Til, AICP
Director of Community Development

RE: Interim Residential Zoning Policies

DATE: November 5, 2002

The purpose of this memorandum is to provide the City Council with information regarding these proposed policy amendments. A public hearing and first reading of the ordinance for these proposed amendments are scheduled for on November 14, 2002.

Following the September 10, 2002 Planning and Zoning Commission meeting, the Commission directed staff to develop interim residential zoning policies. The purpose of these interim zoning policies is to, in effect, enact zoning regulations as an interim measure while staff is evaluating the new residential zoning options.

Attached are draft policies that include the interim residential zoning policies. They include:

1. Raising the minimum square footage for R1 zoning from 6,000 SF to 8,500 SF
2. Expanding the minimum lot width for R1 zoning from 60 feet to 85 feet
3. Lowering the minimum site area for residential planned developments (R-PD's) from 10 acres to zero
4. Adding minimum square footage for single family (R1) R-PD's
5. Adding a maximum density for R2, R2A, and R2B R-PD's
6. Adding the requirement for an application to the submittal requirements
7. Adding the site plan requirement to the submittal requirements

Although not discussed in September, item 2 is included to establish a minimum lot width that is complementary with the 8,500 square foot lot size.

Item 4 is added because it is necessary to establish a policy that articulates what the minimum lot size that is acceptable with a single family R-PD.

Similarly, item 5 is included to accomplish the same goal as item number 4. For straight zoning the policies relating to the density values are clear. The existing R-PD policy relating to minimum lot area (2.17.5) is confusing when it relates to multi-family developments. The code states that: "The average lot area per dwelling unit.....shall not be less than the minimum lot area required in the underlying base district". For R2, R2A, and R2B the minimum lot size is 6,000 SF. However, in R2B, the maximum density standard is one dwelling unit per 1,500 square feet. There is no definition for R2A,

medium density, although it is assumed it is 3 to 4 units per building since duplex is 2 units per structure and R2B is 5 units per structure. If a multi-family development has several buildings each with differing numbers of dwelling units, it is difficult to categorize the zoning district it falls in. The following table extrapolates the lot area per dwelling units based on the existing codes and the assumptions as they relate to R2 and R2A, since they are not defined in the zoning code.

Zoning District	Minimum Lot Size	Dwelling Units Per Lot	Lot Area per Dwelling Units
R1	6,000 SF	1	6,000 SF
R2	6,000 SF	2	3,000 SF
R2A	6,000 SF	3 to 4	2,000 SF to 1,500 SF
R2B	6,000 SF	5	1,200 SF

These policies, if acceptable to the City Council, will establish a clear standard to guide the planning of multi-family R-PD's.

Item 6 is included more or less as a house keeping item to require a formal application for a rezoning request.

The Planning and Zoning Commission conducted a public hearing on these policies on October 29, 2002. Subsequently, they recommended that the City Council approve the policies.

Please let me know if you have any questions or concerns by calling me at 512-352-5990 or contacting me at bob.vantil@ci.taylor.tx.us

ORDINANCE NO. 2002-42

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2001-17 ADOPTED BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY CHANGING CHAPTER 2, ARTICLE II, RESIDENTIAL DISTRICTS, SECTION 2.7, R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND SECTION 2.7.3, PROPERTY DEVELOPMENT STANDARDS; ARTICLE IV, PLANNED DEVELOPMENT DISTRICTS, SECTION 2.17.4, MINIMUM SITE AREA AND SECTION 2.17.5, MINIMUM LOT AREA; AND CHAPTER 8, SECTION 8.1.2, SUBMISSION TO THE PLANNING AND ZONING COMMISSION

BE IT ORDAINED BY THE CITY OF TAYLOR:

SECTION 1.0 That after a public hearing held on November 14, 2002 before the City Council of the City of Taylor for the purpose of considering an amendment to Zoning Ordinance No. 2001-17 to change Chapter 2, Article II, Residential Districts, Section 2.7, R-1, Single Family Residential District and Section 2.7.3, Property Development Standards; Article IV, Planned Development Districts, Section 2.17.4, Minimum Site Area and Section 2.17.5, Minimum Lot Area; and Chapter 8, Section 8.1.2, Submission to the Planning and Zoning Commission as follows:

ARTICLE II: RESIDENTIAL DISTRICTS

2.7 R-1, Single Family Residential District

2.7.3 Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet
2. Minimum Lot Area: ~~six thousand (6,000) square feet.~~ Eighty-five hundred (8,500) square feet
3. Minimum Lot Width: ~~sixty (60) feet.~~ Eighty-five (85) feet. Radial lots must be a minimum of fifty (50) feet at street line.

ARTICLE IV: PLANNED DEVELOPMENT DISTRICT

2.17 Residential Planned Development District (RPD)

2.17.4 Minimum Site Area

~~Ten (10) acres under single ownership.~~ There is no minimum site area required.

2.17.5 Minimum Lot Area

~~The average lot area per dwelling unit, exclusive of street area, shall not be less than the minimum lot area required in the underlying base district.~~

Zoning District	Minimum Lot Size (square feet)	Maximum Density (Dwelling units per square feet)
R-1 (Single Family Residential)	6,000	-
R-1 (Duplex)	-	1 per 4,000 sf
R-2A (Medium Density MF)	-	1 per 3,000 sf
R-2B (High Density MF)	-	1 per 1,500 sf

CHAPTER 8 REVIEW AND APPROVAL PROCEDURES FOR PLANNING AND ZONING COMMISSION

8.1.2 Submission to Planning and Zoning Commission

Before taking any action on any proposed amendment, supplement or change, the City Staff shall submit the proposed revision to the Planning and Zoning Commission for its recommendation and report. Any request for change in the zoning classification of any property shall be accompanied by an application, filing fee, and site plan which shall become and remain the property of this City.

SECTION 2.0 All other terms and conditions contained in said Zoning Ordinance No. 2001-17, except as amended herein and hereby, shall continue and remain in full force and effect.

SECTION 3.0 Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 4.0 In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2002-34 was introduced before the Taylor City Council on the 14th day of November, 2002.

PASSED, APPROVED, and ADOPTED on the _____ day of November, 2002.

Jeffrey M. Berger, Mayor
Taylor City Council

ATTEST:

Barbara Belz, City Clerk