

Memorandum



DATE January 19, 2023

TO Tony Shidid, Chair
City Plan Commissioners

SUBJECT **Reconsideration of authorizing a public hearing to determine proper zoning**

This is a reconsideration of an action taken by the City Plan Commission on September 6, 2018, to authorize a hearing to determine proper zoning as detailed below.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally located east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

BACKGROUND:

In 2016, property owners began the Neighborhood Stabilization Overlay (NSO) process with the intent of preserving the Turtle Creek Park neighborhood's unique character. However, since regulations are limited to front yard, side yard, height, and garage characteristics, the participating property owners determined that an NSO would not adequately address the neighborhood's concerns.

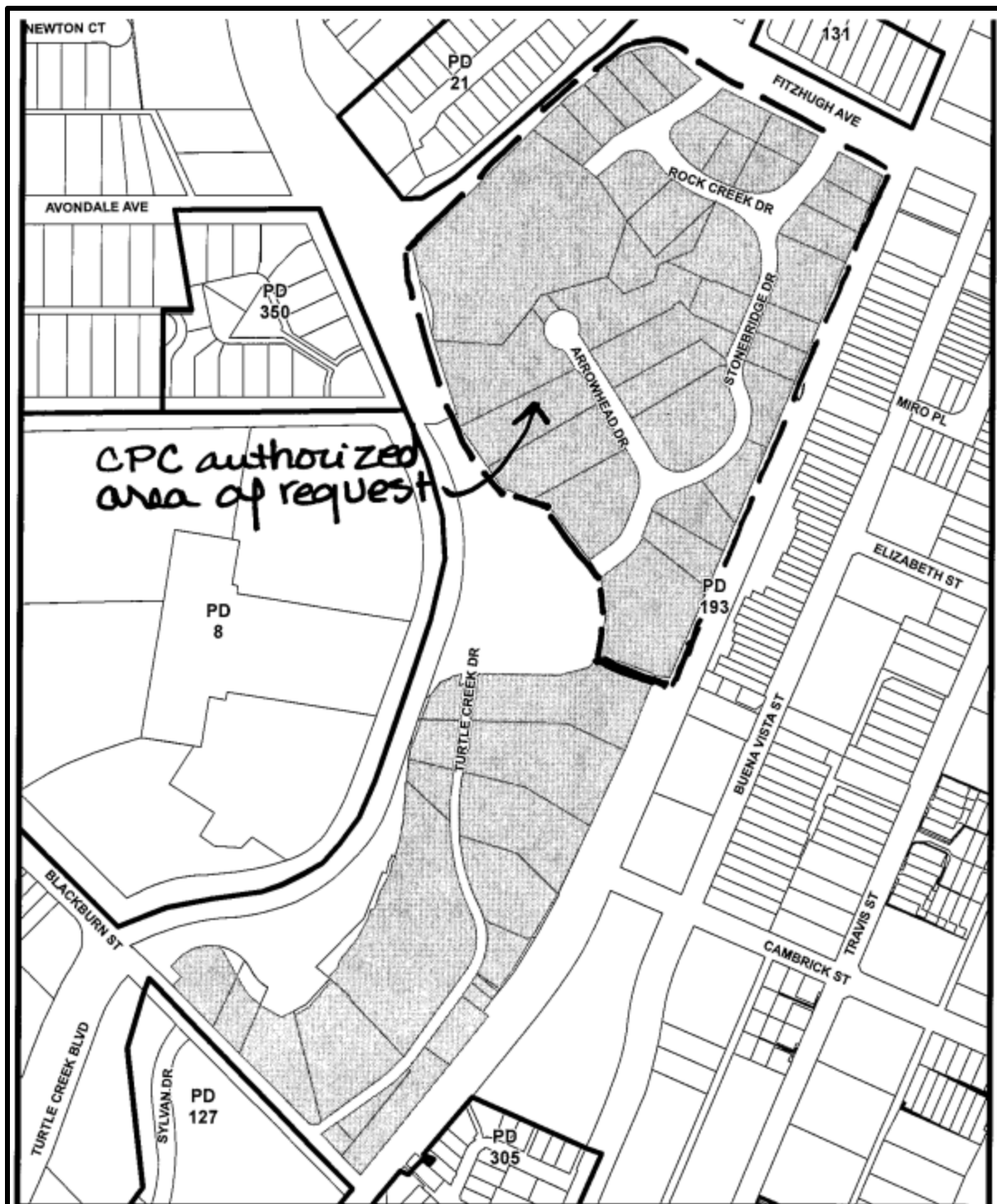
On April 20, 2018, and August 7, 2018, property owners submitted petitions to the Department of Sustainable Development and Construction and the District 14 Commissioner requesting an authorized hearing to establish a Planned Development Subdistrict to "preserve the park like atmosphere".

Based on the petitions, consideration of authorizing a public hearing was placed on the September 6, 2018, CPC agenda by three-signature memo. At that meeting, a hearing was authorized but with an amended boundary that reduced the area of request to approximately 16.7 acres. A map of the original and amendment boundaries is attached.

While the topography, irregular lot pattern, curving streets, mature landscaping, and diverse architectural styles contribute to the neighborhood's distinct character, these attributes are difficult to capture and address through zoning regulations. After thoroughly considering the request, staff has determined that creating a new Planned Development Subdistrict is not an effective method to preserve the features that make the neighborhood unique. Therefore, we ask that CPC reconsider the authorization.

The neighborhood is in agreement with this reconsideration. Councilmember Ridley, who was the District 14 Commissioner at the time of authorization, supports removing this case from the authorized hearing list.

Megan Wimer, AICP, CBO
Chief Planner
Planning and Urban Design



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Authorized Hearing Request Area

Printed Date: 4/26/201