

PLANNING COMMISSION FINAL REPORT

Case No. 0120-05

INFOR No. 20ZN1000

Planning Commission Hearing Date: January 22, 2020

Applicant & Legal Description	Owner: My Home Team Media, LLC. Applicant: Adult and Teen Challenge of Texas Location Address: 1733 South Brownlee Boulevard Legal Description: Lots 47 and 48, Block 1104, Merchants #2 Subdivision, located along the west side of South Brownlee Boulevard, south of Ayers Street, and north of South Staples Street.			
Zoning Request	From: "CG-2" General Commercial District To: "IL" Light Industrial District Area: 0.14 acres Purpose of Request: To allow for the operation of a group home for drug and alcohol treatment.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CG-2" General Commercial	Professional Office	Mixed Use
	<i>North</i>	"CG-2" General Commercial	Commercial and Medium Density Residential	Mixed Use
	<i>South</i>	"CG-2" General Commercial	Professional Office	Mixed Use
	<i>East</i>	"CI" Intensive Commercial	Commercial	Mixed Use
	<i>West</i>	"RS-TF" Two-Family	Public/Semi-Public	Government
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for mixed uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). Map No.: 045042 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 50 feet of street frontage along South Brownlee Boulevard which is designated as a "C1" Minor Collector Street and approximately 50 feet of street frontage along Buckaroo Trail which is designated as a "Local/Residential" Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT). A Regional Transportation Authority (RTA) bus stop is located approximately 100 feet to the north of the subject property.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Brownlee Boulevard	"A3" Primary Arterial	60' ROW 40' paved	70' ROW 40' paved	N/A
	Buckaroo Trail	"Local/Residential"	50' ROW 28' paved	30' ROW 26' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CG-2" General Commercial District to the "IL" Light Industrial District to allow for the operation of a group home for drug and alcohol treatment.

Development Plan: The subject property is 0.14 acres in size. The applicant has not submitted any specific plans concerning the proposed group home for drug and alcohol treatment. The applicant is a faith based recovery program. The persons in the program will be on-site residents. There will be 5-6 full-time staff members on-site to monitor the residents. The office hours will be Monday-Friday 8 am to 5 pm.

Existing Land Uses & Zoning: The subject property is currently zoned "CG-2" General Commercial District and consists of an office building constructed in 1942. To the north and south are professional office buildings zoned "CG-2" General Commercial District. To the east is a retail store (Office Depot) zoned "CI" Intensive Commercial District. To the west is Metro Elementary School of Design (CCISD) zoned "RS-TF" Two-Family District.

AICUZ: The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

Utilities:

Water: 8-inch ACP line located along South Brownlee Boulevard.

Wastewater: 8-inch VCP line located along South Brownlee Boulevard.

Gas: 4-inch Service Line located along South Brownlee Boulevard.

Storm Water: 42-inch located along South Brownlee Boulevard.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for commercial use. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).

Department Comments:

- The proposed rezoning to the “IL” Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). However, the proposed use is compatible with the adjoining properties and does not have a negative impact.
- The “IL” Light Industrial District allows uses such as heavy vehicle repair, warehousing, waste-related services, open storage, and bars which are incompatible with the surrounding properties. A Special Permit (SP) will provide the ability to locate the treatment facility on the subject property.

Planning Commission and Staff Recommendation (January 22, 2020):

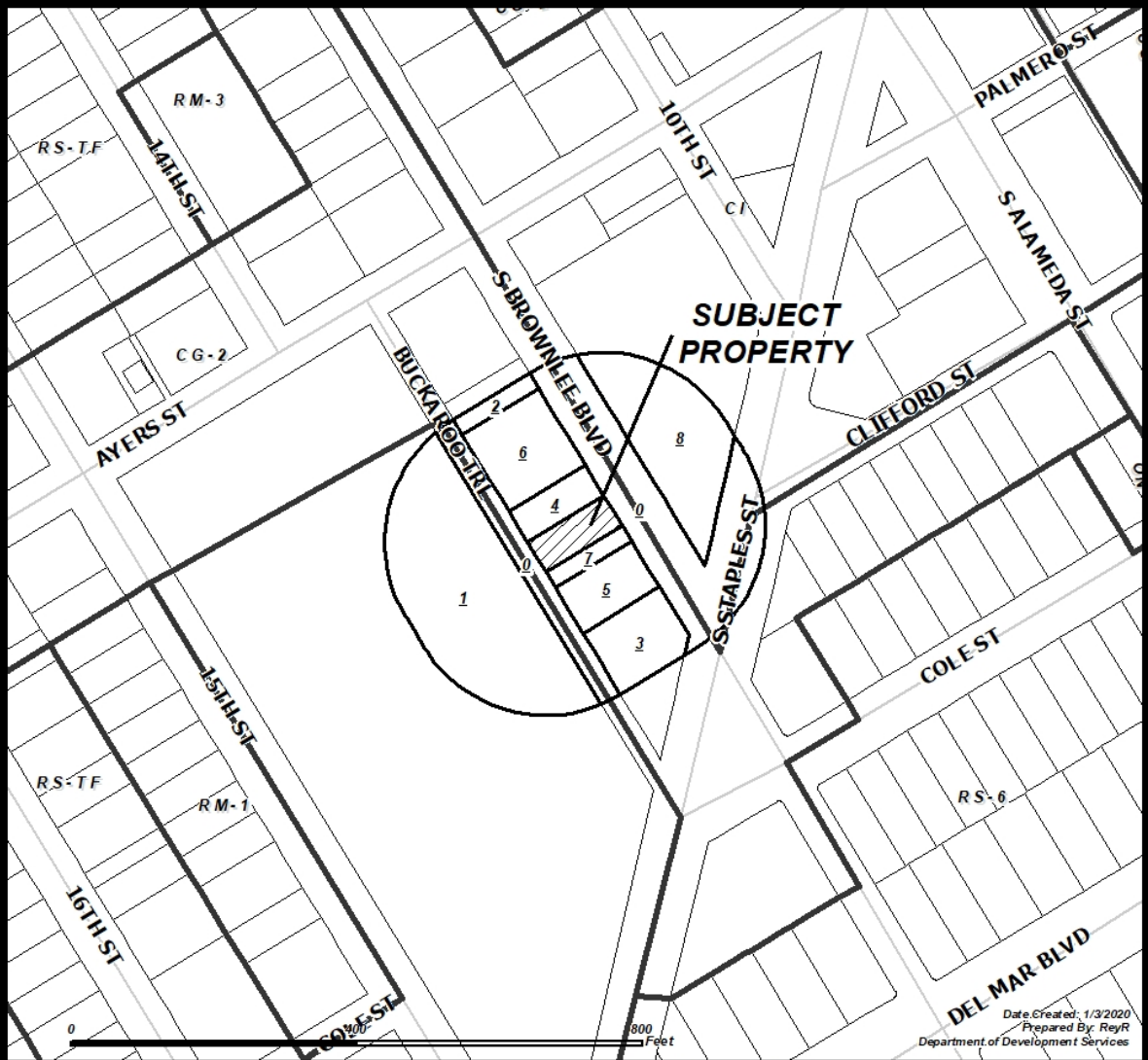
Denial of the change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District, in lieu thereof, approval of the “CG-2/SP” General Commercial District with a Special Permit (SP) with the following conditions.

- Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a group home for drug and alcohol treatment.
- Security:** The facility located on the Property shall be monitored by facility staff at all times.
- Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Public Notification	Number of Notices Mailed – 8 within 200-foot notification area 5 outside notification area	
	<u>As of January 17, 2020:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	





Attachments:

- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)



CASE: 0120-05
ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

 Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition

