

STAFF REPORT

Case No. 0717-04
 INFOR No. 17ZN1025

Planning Commission Hearing Date: August 9, 2017

Applicant & Legal Description	<p>Owner: J R Electric Company Applicant: Luciano Leal Jr. Location Address: 325 North Staples Street Legal Description: Bluff, Block B, Lot 6, located at the intersection of North Staples Street and Comanche Street on the southwest corner, south of Lipan Street, and north of Caldwell Street.</p>			
Zoning Request	<p>From: "IL" Light Industrial District To: "CI" Intensive Commercial District Area: 0.17 acres Purpose of Request: To allow for the enclosure of a 1,848 square foot building.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"IL" Light Industrial	Commercial	Mixed Use
	<i>North</i>	"IL" Light Industrial	Public/Semi-Public	Mixed Use
	<i>South</i>	"IL" Light Industrial	Commercial and Medium Density Residential	Mixed Use
	<i>East</i>	"IL" Light Industrial and "CI" Intensive Commercial	Professional Office and Commercial	Mixed Use
	<i>West</i>	"IL" Light Industrial and "RM-3 Multifamily	Public/Semi-Public	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Central Business Area Development Plan and is planned for mixed uses. The proposed rezoning to the "CI" Intensive Commercial District is consistent with the adopted Future Land Use Map which calls for mixed uses. Map No.: 046044 Zoning Violations: An investigation by Code Enforcement was started on the property concerning the encroaching building constructed around 2012. No formal citation has been issued.</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 50 feet of street frontage along North Staples Street, and approximately 145 feet along Comanche Street. Staples Street is designated as an "A1" Minor Arterial Undivided Street and Comanche Street is a "C1" Minor Residential Collector Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	North Staples Street	"A1" Minor Arterial	95' ROW 64' paved	71' ROW 55' paved	N/A
	Comanche Street	"C1" Minor Collector	60' ROW 40' paved	58' ROW 40' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "IL" Light Industrial District to the "CI" Intensive Commercial District to allow for the enclosure of a 1,848 square foot building.

Development Plan: The subject property is 0.17 acres in size. The applicant proposes to enclose an existing carport. The structure is on the property line and the "IL" Light Industrial District does not permit zero lot line standards.

Existing Land Uses & Zoning: The subject property is currently zoned "IL" Light Industrial and consists of an electrical service business which is a retail/service oriented use. All adjacent properties and those across streets are all zoned "IL" Light Industrial District. The Central Catholic Elementary School is to the north of the property. To the west is a vacant lot and to the east across North Staples Street is a restaurant use. South of the subject property is a medium density residential use.

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.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Central Business Area Development Plan (ADP). The proposed rezoning to the "CI" Intensive Commercial is consistent with the Future Land Use Map and consistent with the following policies of the Central Business ADP and PlanCC:

- 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).
- With exception to the industrial use areas permitted and depicted on the Central Business Future Land Use map, new industrial uses and outside storage uses shall be discouraged within the Plan Boundary, and existing industrial zoning or land use changes to another or expanded industrial use shall be discouraged. (Policy LU 1.4).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC and the Central Business Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- Mr. Leal would like to enclose an existing non-conforming carport for security purposes as he has had many burglaries. The “CI” Intensive Commercial District would allow zero lot line setbacks and facilitate the improvement of his building.
- The rezoning to the “CI” Intensive Commercial District is an opportunity to start the redevelopment of the area away from industrial uses and implement the land use policies of PlanCC and the Central Business ADP.

Staff Recommendation:

Approval of the change of zoning from the “IL” Light Industrial District to the “CI” Intensive Commercial District.

Public Notification	Number of Notices Mailed – 17 within 200-foot notification area 3 outside notification area
	<u>As of August 4, 2017:</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)