



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 09/08/20
Second Reading Ordinance for the City Council Meeting 09/15/20

DATE: July 28, 2020

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 2713 Segrest Street

CAPTION:

Zoning Case No. 0720-03, Ruben Bonilla, Jr. (District 1). Ordinance rezoning property at or near 2713 Segrest Street from the "IL" Light Industrial District to the "CN-1" Neighborhood Commercial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of an office building.

BACKGROUND AND FINDINGS:

The subject property is 0.47 acres in size. The proposed use is the construction of a 4,922 square foot office building. The subject property is currently zoned "IL" Light Industrial District and consists of vacant (former single-family) properties. The property was annexed in 1938.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The proposed rezoning is 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. The proposed office building will serve as a buffer between the high traffic volumes of South Port Avenue and the existing single-family residential homes. Professional offices are allowed by-right in the "IL" Light Industrial District. However, the setback and buffer yard requirement due to the adjacency of single-family residences/zoning is significant. Currently, due to the "IL" District the setback is 40-feet with a Type D Buffer Yard: 20-feet and 20-points. The rezoning to the "CN-1" Neighborhood Commercial District will reduce the setback and buffer yard requirement to 10-feet and as a redevelopment project a Type A Buffer Yard: 5-points.

Public Input Process

Number of Notices Mailed

16 within 200-foot notification area
5 outside notification area

As of July 17, 2020:

In Favor

0 inside notification area

0 outside notification area

In Opposition

1 inside notification area

0 outside notification area

Totaling 2.84% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “IL” Light Industrial District to the “CN-1” Neighborhood Commercial District on July 22, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “IL” Light Industrial District to the “CN-1” Neighborhood Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “IL” Light Industrial District to the “CN-1” Neighborhood Commercial District with following vote count.

Vote Count:

For: 8

Opposed: 0

Absent: 0

Abstained: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report