

**Planning & Zoning Commission**  
**Final Report of Recommended Zoning Map Amendment**  
**for Certain Properties Bordered by MLK Jr. Blvd on East, Sycamore or Sycamore ROW on the West,**  
**W. Goliad Ave. on the North, and Burleson Ave. on the South**

**Background:**

The stretch of properties between the above-described borders, consisting of 39 parcels and 13.13 acres, are currently all zoned to be in the M-Manufacturing, Warehousing, and Wholesaling District (M-District). When the zoning districts were first established in the 1980's, the M- District probably appeared to be the most appropriate district for this stretch of properties because the properties are parallel with the railroad. However, it appears that the M- District is no longer the most appropriate district for the entire stretch of properties because:

- (1) there appears to be little to no interest in commercial/manufacturing development in this area based on the fact that the majority of the parcels are vacant and not being used, only one parcel is being actively used in a manner consistent with the M- District (24942-106 W. Bell), and another parcel contains a large commercial building that is not in use (1170 – 105 W. Bell, but also borders Painter);
- (2) the City's infrastructure within and immediately surrounding this stretch of property was developed for residential use and can easily accommodate greater residential use but would be negatively affected by a greater amount of traffic, sewer and water use that would result from a significant increase in commercial/manufacturing uses; *(Note: See infrastructure reference on Attachment A, Excerpts from the City's Comprehensive Plan, Sec. 3.4.2 excerpt.)*
- (3) businesses now have the option to build in the unused areas of the Crockett Industrial Park, which was established in 2011 when that approximately 90-acre area was changed from R3, Multiple-Family Residential District, to the M-District, and which is an area that the City's infrastructure is intended to accommodate commercial/manufacturing use;
- (4) residential use is the greatest use of the parcels within this stretch that are not vacant, with the majority of the residential structures being older structures built before the zoning districts were established and which became a non-conforming land use when the properties were designated as being in the M-District; *(Note: Non-conforming use can be a hindrance to sale or improvement of the residential properties. The properties would no longer be a non-conforming land use if the parcels on which the houses are located are changed to R2-Two-Family Residential District [R2-District] or R3-Multiple-Family Residential District [R3-District]);*
- (5) there have been recent inquiries into developing some of the vacant property into residential use but the M-District zone does not permit the development of site-built residential dwellings; and
- (6) changing several of the vacant parcels from the M District to the R-2 District and R-3 District would permit by right the development on these parcels of diverse and affordable housing options, such as duplexes and fourplexes, which the City's Comprehensive Land-Use Plan strongly supports as indicated in Attachment A, Excerpts from the City's Comprehensive Plan Relating to Housing Development, which is hereby made a part of this report.

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The following is a more detailed breakdown of the current use and underutilization of these properties.

<b>Current Use</b>	<b># of Parcels</b>	<b>% of Parcels</b>	<b># of Acres</b>	<b>% of Acreage</b>
Vacant	23	59%	5.52	42.1%
Residential	12	31%	5.73	43.6%
Ag Use (residential could be added)	2	5%	0.77	5.9%
Active M District (heavy auto repair)	1	2.5%	0.18	1.4%
Inactive M District (large vacant commercial building; old John Deere manufacturing)	1	2.5%	0.93	7.1%
<b>Total</b>	<b>39</b>	<b>100%</b>	<b>13.13</b>	<b>100%</b>

**Summary of Planning & Zoning Commission Public Hearing Held on June 15, 2025:**

The following property owners attended the June 15 public hearing:

- Property owners within the strip: Timothy Ard and Ryan Carter
- Property owners within 300' of the strip: Henry Lovelady on behalf of Annie Deaver, Carletha Haynes (Simon), Maria Carlota Sanchez, Dorothy Sandles, and Karen Simmons for the Namon Stewart Est.

No written or verbal objections to the recommended zoning changes were received or expressed during the public hearing. Questions were asked regarding whether the changes would increase property taxes. It was explained that tax increases are normally dependent upon improvements to property, such as if a property owner were to build a house on a vacant property that had been changed from M District to R2 District, but it is anticipated that a zone change from M District to R2 or R3 District would not in and of itself result in an increase in property taxes. (A later conversation with the HCAD Deputy Chief Appraiser, Johnny Ivy, confirmed that this statement is correct.) Timothy Ard and Henry Lovelady on behalf of Annie Deaver specifically voiced support for the proposed zoning changes.

**Conclusion:** The P&Z Commission concluded that the only change to the preliminary recommended zoning changes would be to recommend leaving the block of six parcels between W. Bell and Painter as M District based on: (1) the current non-residential nature of W. Bell in this area; (2) the only existing structures on this block are a large commercial building and one residential structure in need of demolition; and (3) the owner of the parcel containing the larger commercial building also owns 75% of the property within this block and did not express a desire to change it to R2 nor did any other property owners within this block. The preliminary report had indicated that this block would remain as M District unless the property owners wanted it to be changed to R2.

**Recommendation:** The Planning & Zoning Commission recommends that the City Council approve the zoning changes identified on the Recommended Zoning Changes by Parcel which is Attachment B and hereby made a part of this report. Attachment B also identifies which parcels should continue to be zoned as M District.