

SUBMITTED BY: William D. Osborne, AICP, City Planner

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Advanced Infrastructure Development and Improvement

ORGANIZATIONAL IMPROVEMENTS: EnterTextHere

SUBJECT: **PRESENTATION/DISCUSSION on ZONING CODE TEXT and MAP AMENDMENTS.**

EXECUTIVE SUMMARY:

The purpose on Zoning Code Text and Zoning Districts Map Amendments is to align intention and regulations supporting development and redevelopment of residential and commercial properties while providing staff more administrative authority to expedite decisions and interpretations on certain land use, zoning, and development requests and issues.

BACKGROUND:

- a. On ZMA-2022-05 Eastside Subdivision Block 12 Zoning Districts Map Amendment from LC to MFR. Recognizing developments of single-family residences on Limited Commercial-zoned properties between 2019 and 2021, and demand for affordable housing, Encarnacion Baez hereby proposes to rezone all of Eastside Subdivision Block 12 to MFR, consistent with multi-family residential zoning in the area (Assessor's Parcel Numbers (APN 40915012A, 40915012B, 40915012C, 40915013E, 40915013J, 40915013H, 40915013G, 40915013K, 40915013L, 40915013M)).
- b. On ZCA-2023-01 Administrative Codes Text Amendment. Updating, revising, and amending code text in several articles of the Zoning Code (Articles 1, 2, 3, 4, 10 of DMC Title 17 and Chapter 15.08) to correct omissions and errors in numeration, spelling, and recognize practical organizational changes and authorities, improve definitions of minor decisions and increase flexibility for and clarity of processes for administrative approvals.
- c. On ZCA-2023-02 Mixed-Use/Infill Development (MUI) Overlay Zoning District Code Text Amendment. Revise the requirements of DMC§17.05.515 MUI – Mixed-Use/Infill Development Overlay Zoning District to better align intentions and desired results, allowing for lot sizes of 3,000 square feet, and relaxing eligibility for infill and mixed-use development to include parcel sizes meeting the underlying zoning district minimum, and location along arterial streets.
- d. On ZCA-2023-03 Innovative Community Overlay Zoning Districts Code (IC-R, IC-C, IC-MU) Text Amendment. Creation of a new series of overlay districts proposed as DMC§17.05.516 that may be designated by zoning district map amendments in areas to address contemporary challenges to diversity of affordable housing choices, significant non-conformity in the Mobile Home Residence Zoning District, and for many smaller commercially-zoned parcels that current suburban standards for property development, landscaping, and parking make non-conforming for improvements. Also, these overlay districts recognize the need to encourage development of more walkable neighborhoods served by housing and commercial uses in close proximity.
- e. On ZMA-2023-01 Overlock, Stetler, Kline-Ewell Subdivision of Stetler, and Sunnyside Additions MHR Zoning Districts Map Amendment to include IC-R, IC-C, and IC-MU Overlay Zoning Districts. Placing overlay zoning districts as provided in ZCA-2023-03 to allow for housing alternatives to mobile homes, and commercial and mixed commercial and residential uses where they are located along North A Avenue with development standards suited to continuation, maintenance, improvements, and new development and uses of vacant properties. This proposal is applicable to all parcels within the following: Overlock Addition Blocks 1-16, Stetler's Addition Blocks 1, 2, 8-12, Kline-Ewell Subdivision of Stetler's Addition Blocks 2-7, 11 and Sunnyside Addition Blocks 1-8.

- f. On ZMA-2023-02 North A Avenue Zoning Districts Map Amendment of GC – General Commercial Zoning District to include IC-C – Innovative Community-Commercial Overlay Zoning District. This proposal intends to address the mismatch of existing General Commercial suburban dimensional development standards and that most parcels along the west side of N. A Avenue are substandard in size by placing an overlay that will recognize the scale of existing development and encourage more pedestrian-oriented development. The property at the southeast corner of E. 17th Street and N. A Avenue would also be included within this proposed overlay.
- g. On ZMA-2023-03 Eastside IC-MU Overlay Zoning Districts Map Amendment of Limited Commercial, Multi-Family Residential and General Commercial. Recognizing that LC – Limited Commercial Zoning and GC – General Commercial Zoning, and MFR – Multifamily Residential Zoning has largely been ineffective in the Subject Areas of Eastside Addition Block 15, Foothills Addition Blocks 9 & 10, Frontier Village Addition Block 1, and McCullar’s Addition Blocks 6, 10 & 11, an IC-MU Innovative Community-Mixed-Use Overlay Zoning District is proposed to increase effective opportunities for pedestrian-oriented residential and mixed-use development.
- h. On ZMA-2023-04 Country Club Addition Block 3, Lots 19-36 IC-MU Overlay Zoning Districts Map Amendment of GC District. This proposal encourages inclusion of housing as part of mixed-use development near schools and recreational amenities.
- i. On ZMA-2023-05 Applewhite Addition Block 1, Lot 8 IC-C Overlay Zoning Districts Map Amendment of LC District. This proposal encourages flexibility in developing a commercial use at a vacant triangular corner lot.
- j. On ZMA-2023-06 Eastside Addition Block 3, Lots 7-10 and Block 8, Lots 7 & 8 IC-MU Overlay Zoning Districts Map Amendment of LC District. This proposal recognizes existing multi-family residential development and offers the possibility of mixing commercial and residential uses, with more relaxed development standards.
- k. On ZMA-2023-07 Musgrave Addition Block 38, Lots 9-16 and Block 39, Lots 9-16 IC-MU Overlay Zoning Districts Map Amendment of LC District. This proposal offers the possibility of mixed-use to achieve commercial development that otherwise would be out of scale and context with neighboring residential use.

DISCUSSION:

Presentation only.

FISCAL IMPACT:

Fiscal Year: 2022/2023

Amount Requested:

Budgeted: Y / N

Account (s):