

## MAYOR AND COUNCIL COMMUNICATION

**DATE:** February 7, 2023  
**TO:** Mayor and Council  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Crystal Caldera, City Manager

**SUBJECT:** Presentation, Public Hearing, and Discussion to consider an Ordinance authorizing a zone change from R-1 Single Family Dwelling with Sustainability Overlay (SO) to R-3 Multi-Family Dwelling District with (SO) on an approximately 2.998-acre tract of land being Lot 1, Blk 1, CB 4429, Cherry Hill Subdivision, located at 5900 Wurzbach

### **PURPOSE**

A rezoning request has been received to rezone approximately 2.998 acres of land from R-1, Single Family Dwelling to R-3 Multiple Family Dwelling District. The parcel is located at 5900 Wurzbach Road, Lot 1 Blk 1, CB 4429, Cherry Hill Subdivision and is currently in use as an apartment complex.

### **History**

- 1969 – Zoned B-2 Retail
- 1973 – Platted as Lots 1 & 2, Block 1, Cherry Hill Subdivision Unit #1
- 1973 – Rezoned only Lot 2, from B-2 to R-3
- Apartments were previously allowed in a B-2 zoning district
- Owner intended to construct apartments on both lots, but City changed zoning code mid-way to only allow apartments in the newly created R-3 zoning district
- Complex has 92 units and was built in 1974

### **Notification**

Thirteen (13) letters were sent to surrounding property owners. As of this writing, Staff has not received any letters either in favor or in opposition, and one (1) have been returned undeliverable.

### **SEE LEON VALLEY**

*Social Equity* - Approval of this request allows for the continued multi-family use, which is consistent and compatible with existing surrounding uses.

*Economic Development* – Tenants in a multi-family zoning district shop locally and generate more sales tax revenue

*Environmental Stewardship* – Any structures rebuilt on this property would have to conform to the 2021 International Energy Code.

**FISCAL IMPACT:**

None- this is an existing apartment complex and already contributes to ad valorem and sales tax

**STRATEGIC GOALS**

None – housekeeping item.

**RECOMMENDATION**

At the January 24<sup>th</sup> Planning & Zoning meeting, the Commission recommended approval of this request.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary