

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: January 24, 2023
TO: Planning and Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: To consider making a recommendation authorizing a zoning 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.

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

* (*) letters were sent to surrounding property owners. As of this writing, Staff has not received any letters either in favor or in opposition, and none 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

After careful review, Staff has no objection to this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary