

Rezoning Request PZ-2023-2 5900 Wurzbach

Mindy Teague
Planning & Zoning Director
City Council Meeting
February 21, 2023

Summary

- Question
 - City Council is being asked to consider the approval of an ordinance to authorize a zone change from B-2 Retail with Sustainability Overlay (SO) to R-3 Multiple Family Dwelling District with SO on an approximately 2.998-acre tract of land, being Lot 1, Blk 1, CB 4429, Cherry Hill Subdivision Unit #1
 - Located at 5900 Wurzbach
- Options
 1. Approval as requested
 2. Denial

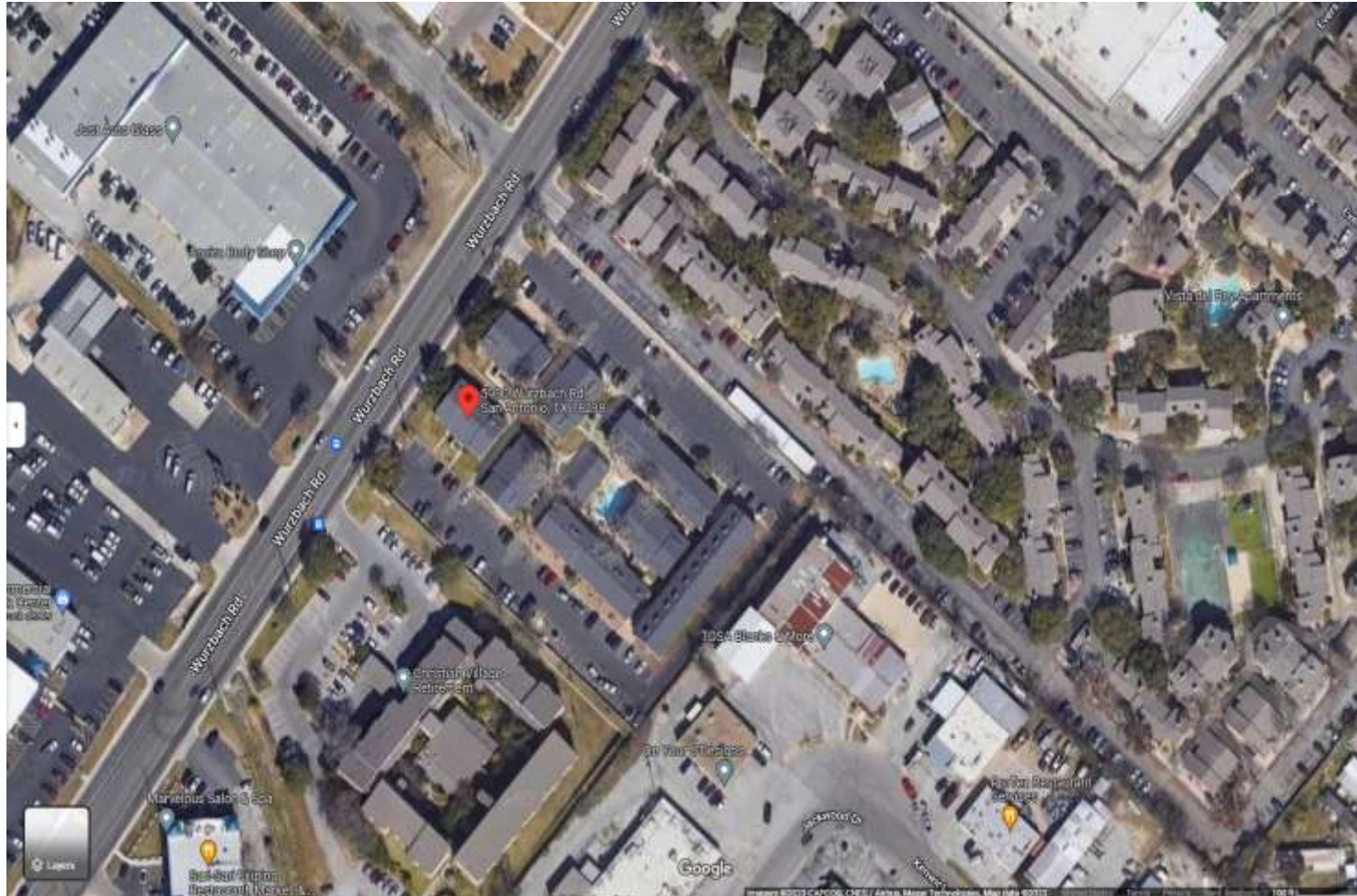
Request

- To rezone approximately 2.998 acres of land out of Lot 1 Blk 1 CB 4429, Cherry Hill Subdivision
- From B-2 Retail with SO to R-3 Multiple Family Dwelling with SO
- Tract is located at 5900 Wurzbach Rd

BCAD Map



Aerial View



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 (Christian Village Apartments)
 - 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

Zoning Map

Site



Notification Process

- 13 Letters Sent
- 0 In Favor
- 0 In Opposition
- 1 Undeliverable

Fiscal Impact

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

Recommendation

- At the January 24th Planning & Zoning Commission meeting, approval was recommended.

S.E.E. Statement

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

Economic Development: Tenants in a multiple 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