



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☒ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

AGENDA DATE	January 8, 2018
ITEM NUMBER	6
DESCRIPTION	Make recommendation to City Council regarding the proposed rezoning of Moosehead Manor, Lot 13A-1 (1.242 acres on Wanda Street) from O, Office District to B-1 High Density Residential and Neighborhood Commercial District, KAD No. 50728 (Fred Hasheer).
STAFF'S RECOMMENDED ACTION (be specific)	Approve the rezoning of Moosehead Manor, Lot 13A-1
CONTACT PERSON	Laura Talley
SUMMARY	<p>This property is located behind HEB on Wanda Street. It is currently zoned O, Office District. The property owner is requesting a rezoning to B-1, High Density Residential and Neighborhood Commercial.</p> <p>In December of 2016, the property owner requested a rezoning from R-1/B-2 to the current Office zoning. The property was rezoned O at that time. The property owner has stated that the limitations of the potential structure (3,500 sf per the O district) has been a deterrent to those who have considered the property for an office. While the O district serves as a buffer from the B-2 district along Bandera, so does B-1. The property faces the rear of HEB and backs up to parking lot for the church property (B-2). To the north is a residential property. The O district only allows for 2-stories, while the B-1 district allows for 38' feet (3-stories), any commercial structure that might be built on this site would have to be at least 35' away from the residential property before they can go up two-stories (see below), so there is a built in buffer for the residential lot regardless of what is built on this site. Also, any type of commercial business at this location will be required to build a solid fence between the commercial and residential and parking can be no closer than 10' to the property line.</p> <p><i>Height for a structure's location from an adjacent residential district:</i></p> <ol style="list-style-type: none"> <i>Within 35 feet shall not exceed 20 feet or one story in height;</i> <i>Beyond 35 feet and within 75 feet shall not exceed 35 feet or two stories in height;</i> <i>Beyond 75 feet to 150 feet the height may be increased as follows: the setback will increase 2 feet for each additional foot of height above 35 feet to a maximum</i>

	<p><i>height as identified in Article 5 for the zoning district</i></p> <p>There are several self-limiting factors for this site due to its proximity to residential. Because of those self-limiting factors and the limited types of uses in a B-1, Staff feels that the B-1 zoning should be supported for this location.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.