

	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Fowler <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
AGENDA DATE	<i>December 02, 2019</i>
DESCRIPTION	To make recommendation to City Council regarding the proposed rezoning of the property located at 614 Frey Street from R-1, Medium-Density Single-Family Residential District, to B-2R, Highway Commercial – Restricted District (KAD 18975, 1.55 acres Survey 183 J Small)(<i>Jon Miller</i>)
STAFF'S RECOMMENDED ACTION (be specific)	Approve the rezoning of the property located at 614 Frey Street (KAD 18975). Staff's recommendation though is a B-1.
CONTACT PERSON	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property is located at 614 Frey Street and currently zoned as R-1, Medium-Density Single-Family Residential District. The owner is requesting B-2R, Highway Commercial – Restricted District.</p> <p>MASTER PLAN</p> <p>The Future Land Use Plan identifies the property as “Auto-Oriented Commercial”. The “Auto-Oriented Commercial” future land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes (e.g., I-10 and portions of SH 46). These areas are typically comprised of nonresidential uses of varying lot sizes and intensities and configured in a manner that predominantly serves the automobile.</p> <p>The appropriate primary uses allowed in areas designated as “Auto-Oriented Commercial” include assembly uses, automobile sales and services, brew pubs and night clubs, convenience stores, day / adult care, hotels and motels, offices (including medical), parks and recreation, personal care homes, retail sales and services (including heavy retail), restaurants, safety services, and schools. Appropriate secondary uses include such things as local utility services, government facilities, recreation and entertainment facilities, recreational vehicle parks, shopping centers, and transportation uses. All these activities are compatible with a B-2, Highway Commercial District, and B-2R, Highway Commercial-Restricted District. The applicant has requested a B-2R zoning, which according to the</p>

	<p>Land Use Plan is appropriate for this location; however, it is Staff's opinion that a B-1 zoning is more appropriate based on the proximity to the corner of Bandera Road and the neighborhood and current zonings nearby. The applicant would like to remodel the existing structure for office use.</p> <p>We've attached the location map, future land use map, current and requested zoning map, current and requested zoning description.</p> <p>Staff recommends approval of the rezone request.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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