

Owner:	Stephanie Tucker
Applicant:	Stephanie Tucker
Location:	2710 Welch Street
Area:	0.153 Acre
Request:	Rezone from I-2 to R-3
Purpose:	To recognize the existing single family residential use.
Existing Use:	Single family residence

SURROUNDING LAND USE AND ZONING

North – Single family residences; zoned I-2

South – Vacant lots and single family residences; zoned I-2 and R-4

East – Single family residences and vacant lots (across Welch Street);
zoned I-2 and R-4

West – Vacant lots and single family residences; zoned I-2 and R-4

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #20 (Hanger Hill/College Station Route) runs along E. Roosevelt Road to the northeast.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Community Outreach Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: The request is in the I-30 Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is for a rezoning from I-2 (Light Industrial District) to R-3 (Single Family District) to recognize the existing single-family home and make it a legal use on the property.

Master Street Plan: To the east is Welch Street and it is a Local Street on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Stephanie Tucker, owner of the 0.153 acre property located at 2710 Welch Street, is requesting to rezone the property from "I-2" Light Industrial District to "R-3" Single Family District. The property is located on the west side of Welch Street, south of E. Roosevelt Road. The rezoning is proposed in order to recognize the existing single family residential use of the property. The property owner is preparing to renovate the existing single family structure.

A one-story frame single family residence exists on the property. The property is located within a small neighborhood area which is primarily zoned I-2, but is made up of single family residences and single family size lots. A mixture of commercial and light industrial uses is located further to the north and east, along E. Roosevelt Road and Springer Blvd.

The City's Future Land Use Plan designates this property as Mixed Use (MX). The requested rezoning of one (1) lot to R-3 does not require a change to the future land use plan.

Staff is supportive of the requested R-3 rezoning. Staff views the down-zoning request as reasonable. The applicant is proposing the rezoning in order to recognize the existing single family residential use of the property, so that the existing single family residence can be renovated. The property is surrounded by other single family homes and single family size vacant lots. There are a few lots within this small neighborhood which are zoned R-4 for duplex development. Staff believes the rezoning of this lot to R-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-3 rezoning.

PLANNING COMMISSION ACTION:

(MARCH 12, 2020)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 7 ayes, 0 noes and 4 absent.