

Rezoning: SF1 to CA

Case: FY-22-18-ZC

Applicant: Jeremy Jirasek/Jirasek Realty for
property owner Allen Woolbright

Location: 204 N 7th Street

Planning and Zoning Commission

City Council First Reading

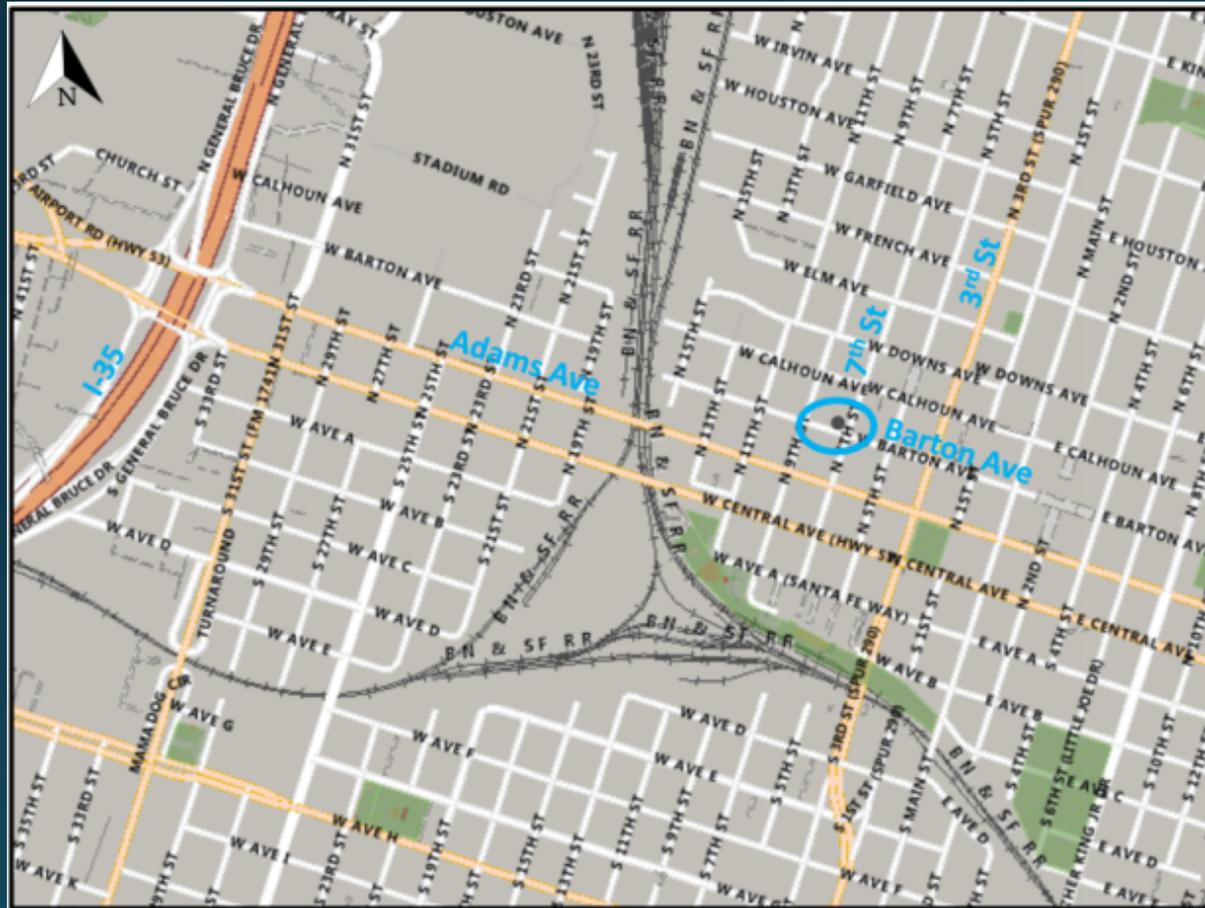
City Council Second Reading

April 18, 2022

May 19, 2022

June 2, 2022

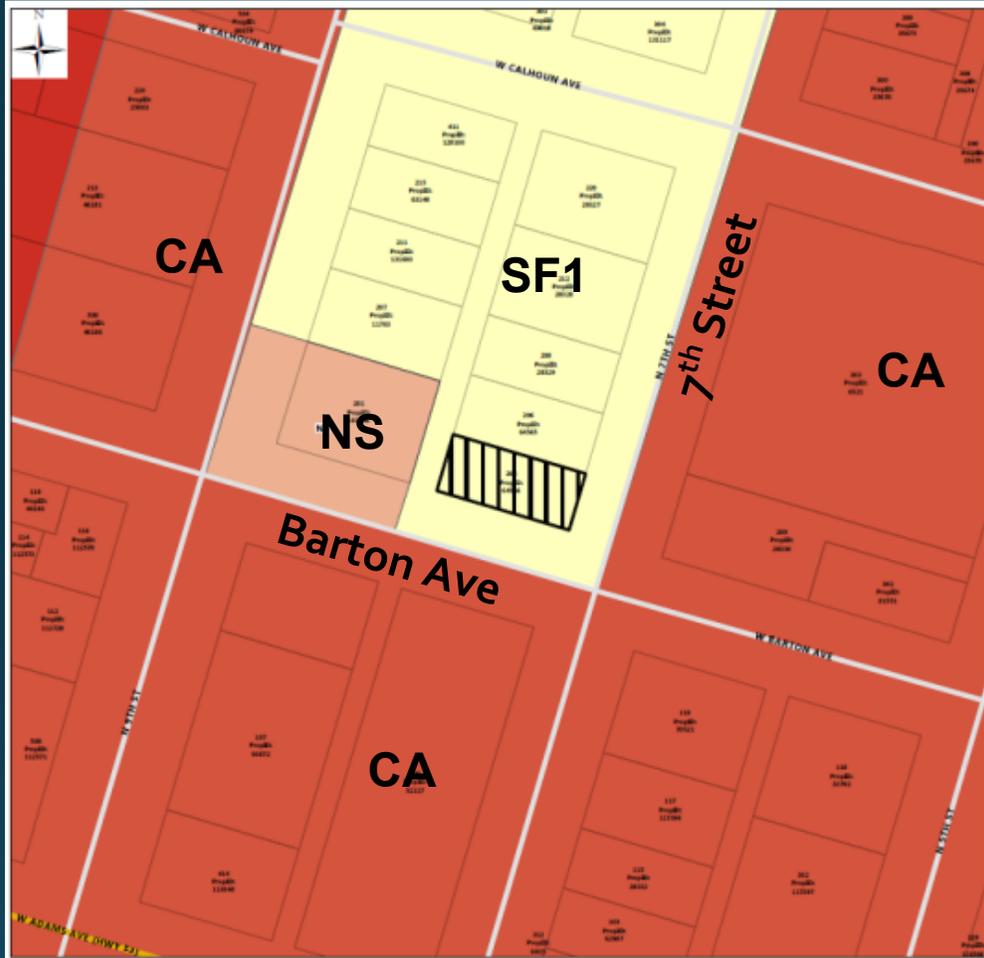
VICINITY



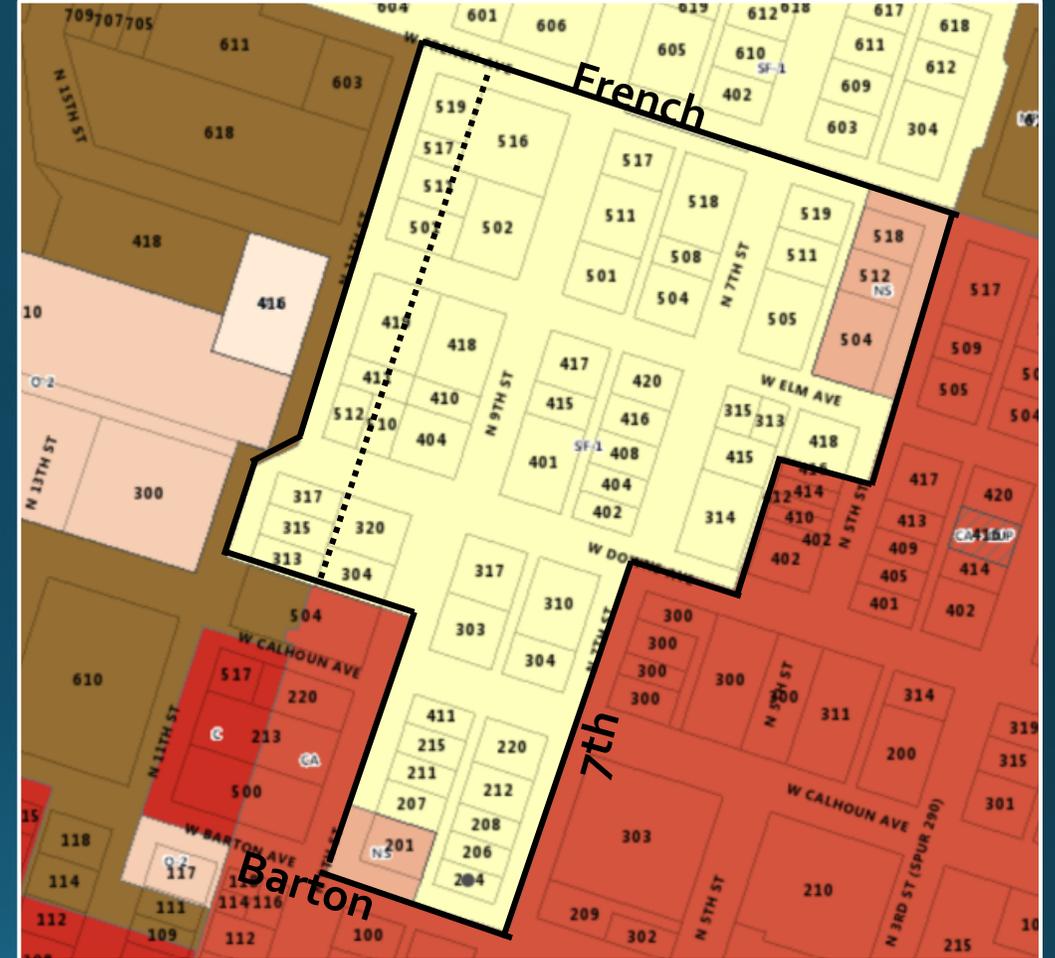
AERIAL



BACKGROUND



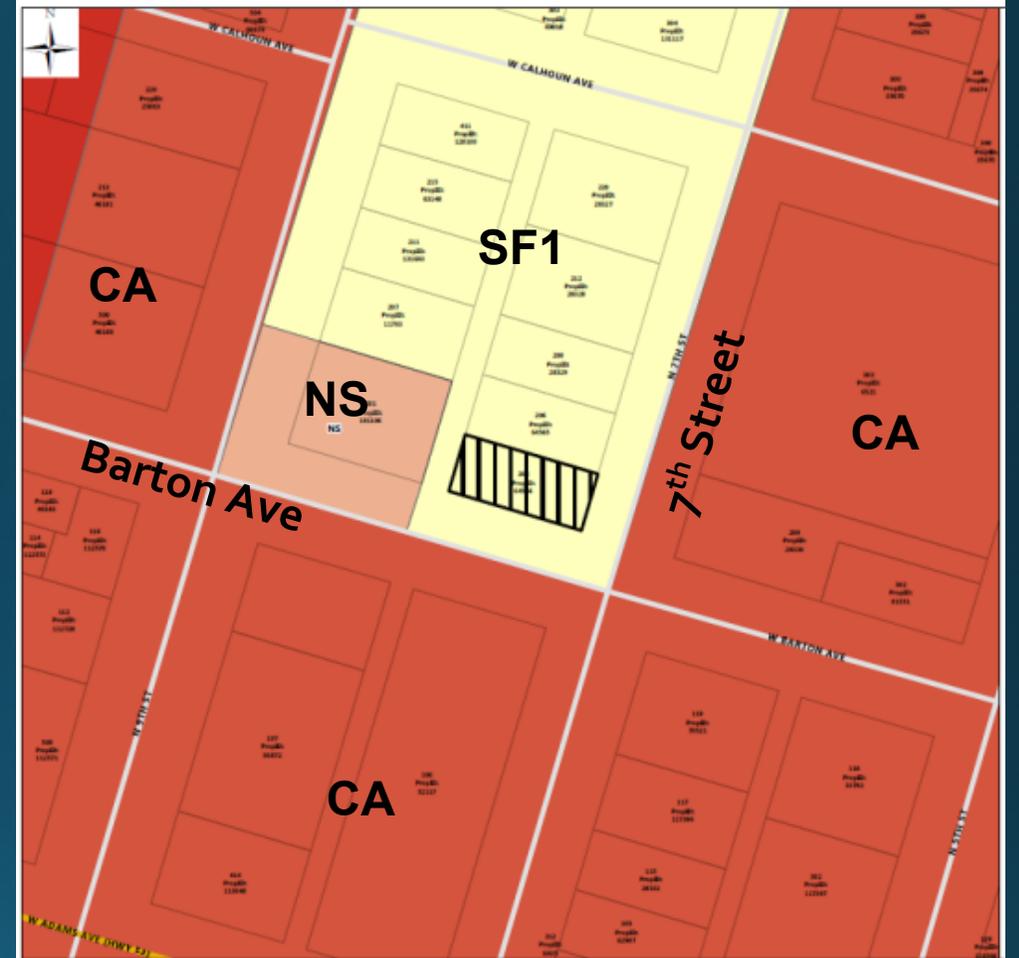
Current Zoning Districts



History: SF1 area previously zoned CA & MF2; rezoned to SF1 & NS in 2009 (from Barton to French).

BACKGROUND

- Property for sale; CA District requested to enhance development opportunities & allow on-street parking.
- Staff has concerns with CA in this location and believes Office-1 to be more appropriate.
- Office-1 allows SF & 2F, institutional & office.
- CA is special purpose district with mixed uses; allows SF, MF, Ed/Institutional, Office, Hotel/Motel, Restaurant—no drive-in, Alcohol Sales—on and off premise consumption, Retail; specific design standards also required.



Use Comparison Table—SF1, O1, & CA

Use Type	Single Family - 1 SF-1	Office 1 (O1)	Central Area (CA)
Agricultural	Farm, Ranch or Orchard	Farm, Ranch or Orchard	Farm, Ranch or Orchard
Residential	Family or Group Home; Industrialized Housing; Single Family Detached	Fraternity/Sorority; Industrialized Housing; Single Family Attached and Detached; Townhouse; Duplex CUP for Family or Group Home; Home for Aged	Convent or Monastery; Multi Family; Single Family Attached and Detached; Townhouse; Zero Lot Line Dwelling
Educational and Institutional	School or Church; Child Care—Family Home CUP for Cemetery; Child Care Group Home; College; Community Center; Pre-School; Social Service Shelter	Art Gallery or Museum; Pre-School; School or Church; Business School; Child Care—Family Home, Group Home; Fairground; Fraternal Lodge CUP for Cemetery; College; Community Center; Social Service Shelter; Halfway House; Substance Abuse Treatment Facility	School or Church; Child Care—Day Care Center; Art Gallery or Museum; College; Fairground; Fraternal Lodge; Hospital; Pre-School; Business School; Trade School CUP for Community Center
Retail & Service	None	Bank; Credit Access Business; Kiosk; Studio—Decorator, Artist, Photographer, Music, Dance, or Drama; Travel Agency; Veterinary Office (no animal hospital)	Beer/Wine Beverage Sales for Off-Premise Consumption; Bank; Barber/Beauty Shop; Exercise Gym; Food/Beverage Sales w/o Fuel; Kiosk; Micro Brewery/Brewpub/Winery; Veterinary Office/Hospital with and w/o Kennels; Studio—Decorator, Artist, Photographer, Music, Dance, or Drama; Travel Agency; Various Retail Shops and Services CUP for All Alcoholic Beverage Sales for Off-Premise Consumption/Package Store; Macro Brewery/Brewpub/Winery
Commercial	None	None	None
Office	None	Office	Office
Industrial	CUP for Temp Asphalt/Concrete Plant	CUP for Temp Asphalt/Concrete Plant; Medical Lab	None

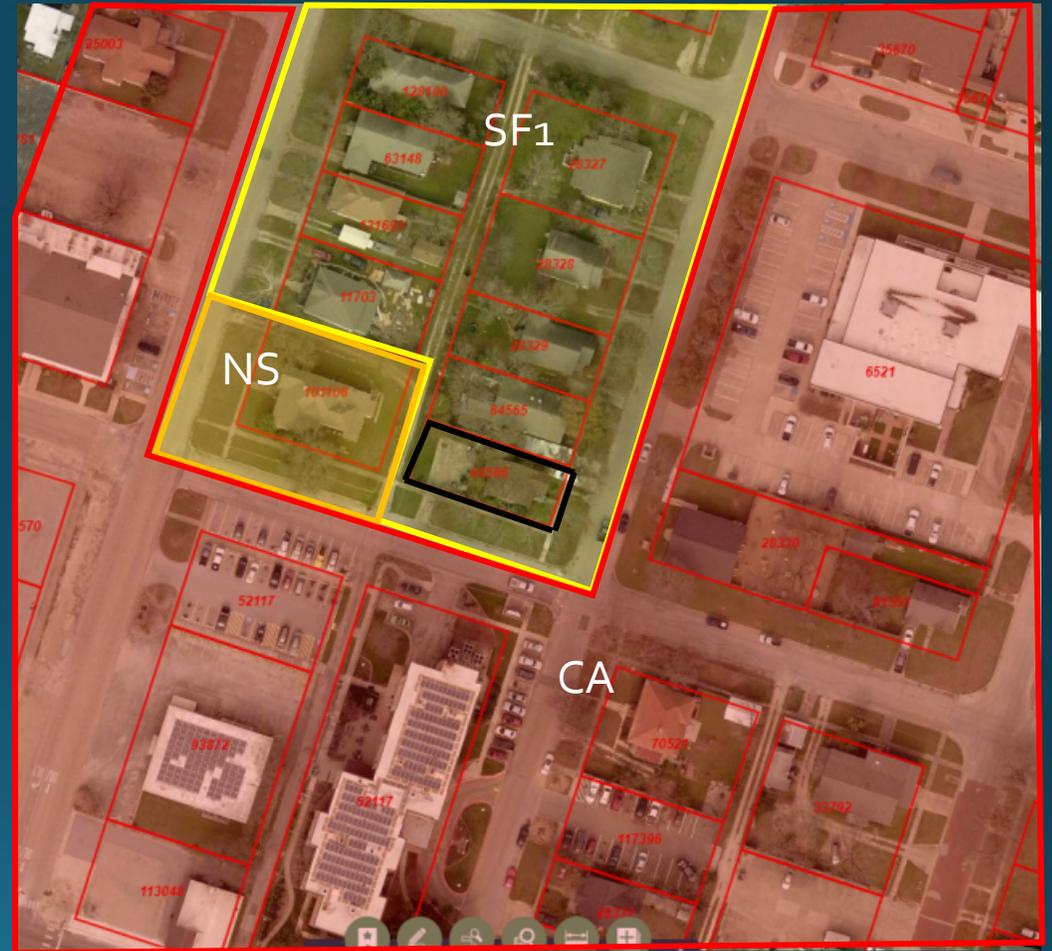
Recreational	Park CUP for Stadium	Park CUP for Day Camp; Stadium	Beer/Wine Beverage Sales for On-Premise Consumption; All Alcoholic Beverage Sales for On-Premise Consumption less than 75% Revenue; Indoor Commercial Amusement; Dance Hall; Park; Stadium; Roller/Ice Rink; Indoor Theater CUP for All Alcoholic Beverages 75% or more revenue
Vehicle Service	None	None	Auto Leasing
Restaurant	None	None	Restaurant (not drive-in)
Overnight Accommodations	None	None	Hotel/Motel
Transportation	Railroad ROW	Railroad ROW CUP for Helistop; Emergency Vehicle Service; Commercial Parking Lot	Railroad ROW; Bus Station; Railroad Freight Terminal/Passenger Station; Railroad Yard; Commercial Parking Lot

Dimensional Standards—SF1, O1 & CA

	Current SF-1 Residential SF Detached Use	Recommended O-1 Non-Residential Use	Requested CA Non-Residential Use
Lot Size	7,500 sq ft	n/a	n/a
Lot Width	60 ft	n/a	n/a
Lot Depth	100 ft	n/a	n/a
Front Setback	20 ft	25 ft	30 ft from street centerline
Side Setback	6 – 7.5 ft	5 ft	0 unless adj to residential zoning
Side Setback (corner)	10 ft	15 ft	0 ft
Rear Setback	10 ft	0 ft/10 ft adj to residential zoning/use	0 unless adj to residential zoning/use
Bldg. Height	2 stories	3 stories	Any legal height

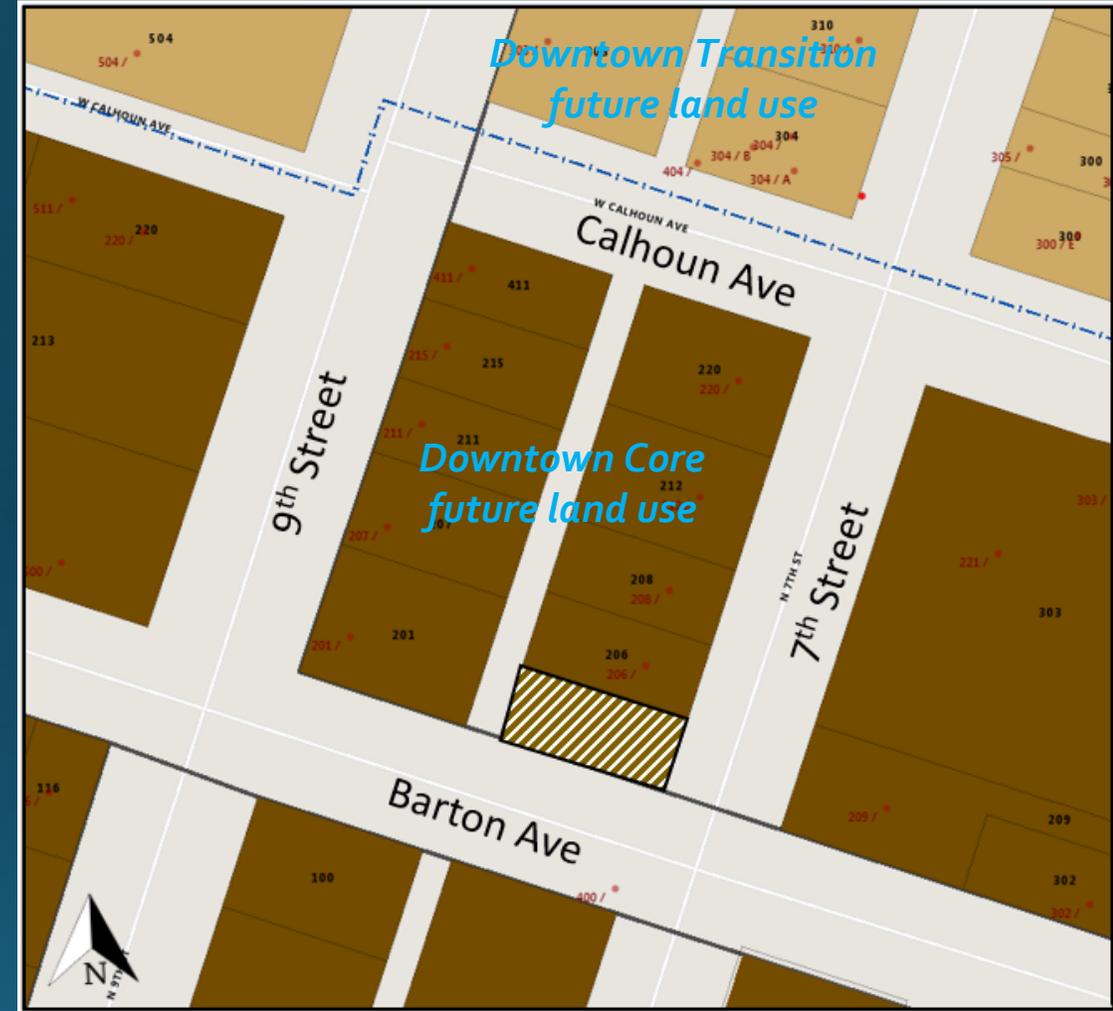
Surrounding Property & Uses

Direction	Future Development Plan	Zoning	Current Land Use
Site	Downtown Core	Single Family - 1	Single Family Residential
North	Downtown Core	Single Family - 1	Single Family Residential
South	Downtown Core	Central Area	Frances Graham Hall Apartments (Temple Housing Authority)
East	Downtown Core	Central Area	FoxDog Brew Pub
West	Downtown Core	Neighborhood Service	Unoccupied



BACKGROUND

- **Comp Plan:** Downtown Core—mix of institutional, retail and residential uses. Requested CA consistent with Future Land Use but may be pre-mature.
- Office-1 appears better fit given current development conditions and is also consistent with Comp Plan.
- **T-Plan:** None shown; Barton/7th Street are local streets.
- **Trails Master Plan/Sidewalk Ord:** No trails shown on master plan; no sidewalk required on local streets.
- **NPD:** Downtown District/West End Subdistrict – Adaptive re-use of existing residential buildings recommended for harmonious transition; Professional service use with low traffic recommended; 7th Street future bike blvd.



Compliance Summary

(O1 & CA)

Future Development Plan	Both YES
Compatible with Surrounding Uses & Zoning	CA – NO O1 – YES
Public Facilities Available	Both YES
Thoroughfare Plan	Both YES

PHOTOS



PHOTOS



Property on East Side of 7th Street



Property on South Side of Barton Ave



Notification of Rezoning

PUBLIC NEWSPAPER NOTICE:

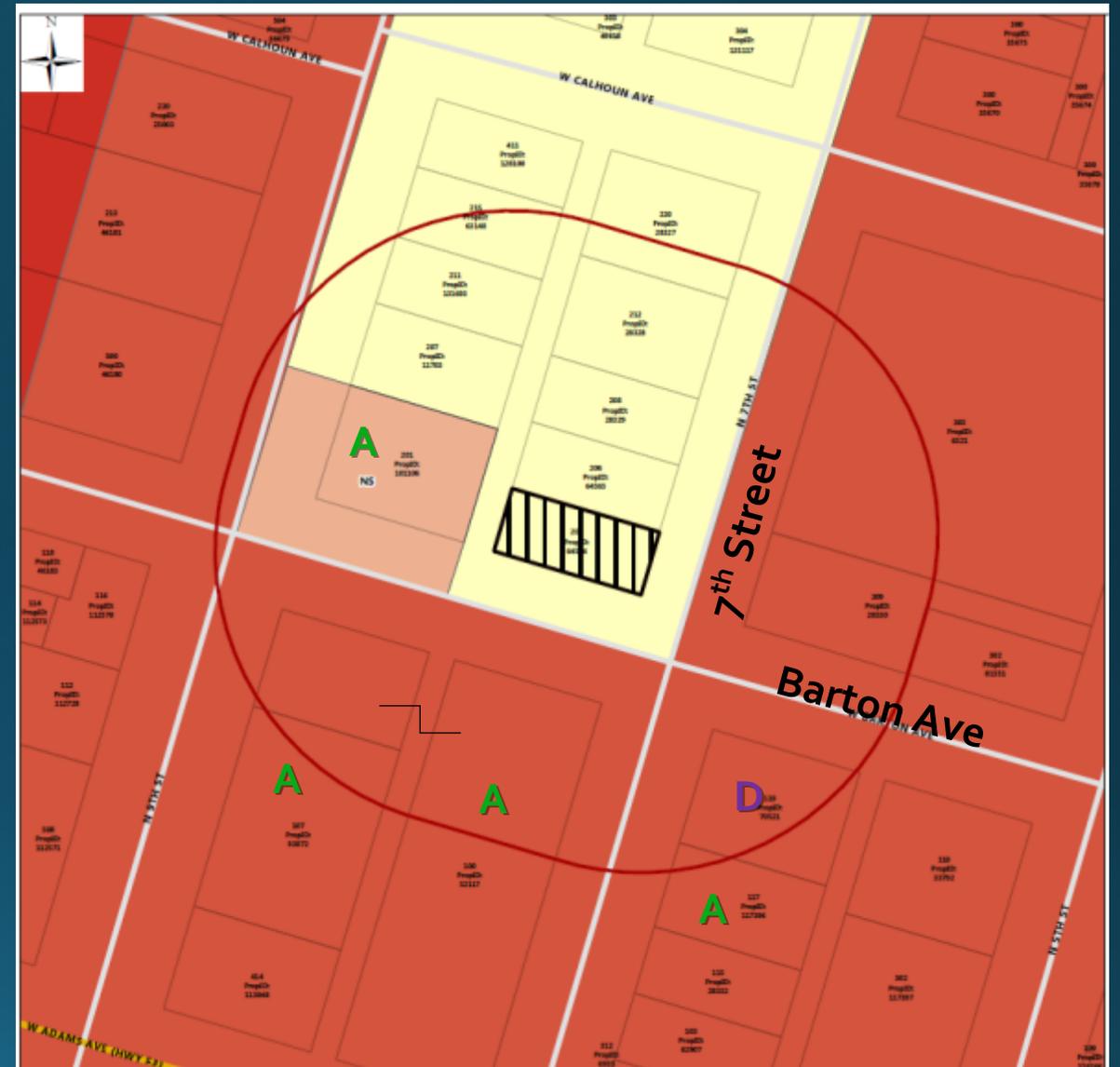
Printed April 7, 2022 for CA District

PROPERTY OWNERS:

Notices for CA District mailed: 12 owners representing 15 properties .

3 owners responded: 2 in favor representing 4 properties;

1 in opposition.



Staff & PZC Recommendation

Staff recommends **Disapproval** of rezoning from SF1 to CA & **Approval** of rezoning to Office 1

At the April 18, 2022 meeting, the Planning & Zoning Commission voted 3 to 2 to recommend **Approval per staff recommendation**

Questions/Comments



BACKGROUND

- Utilities

