

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

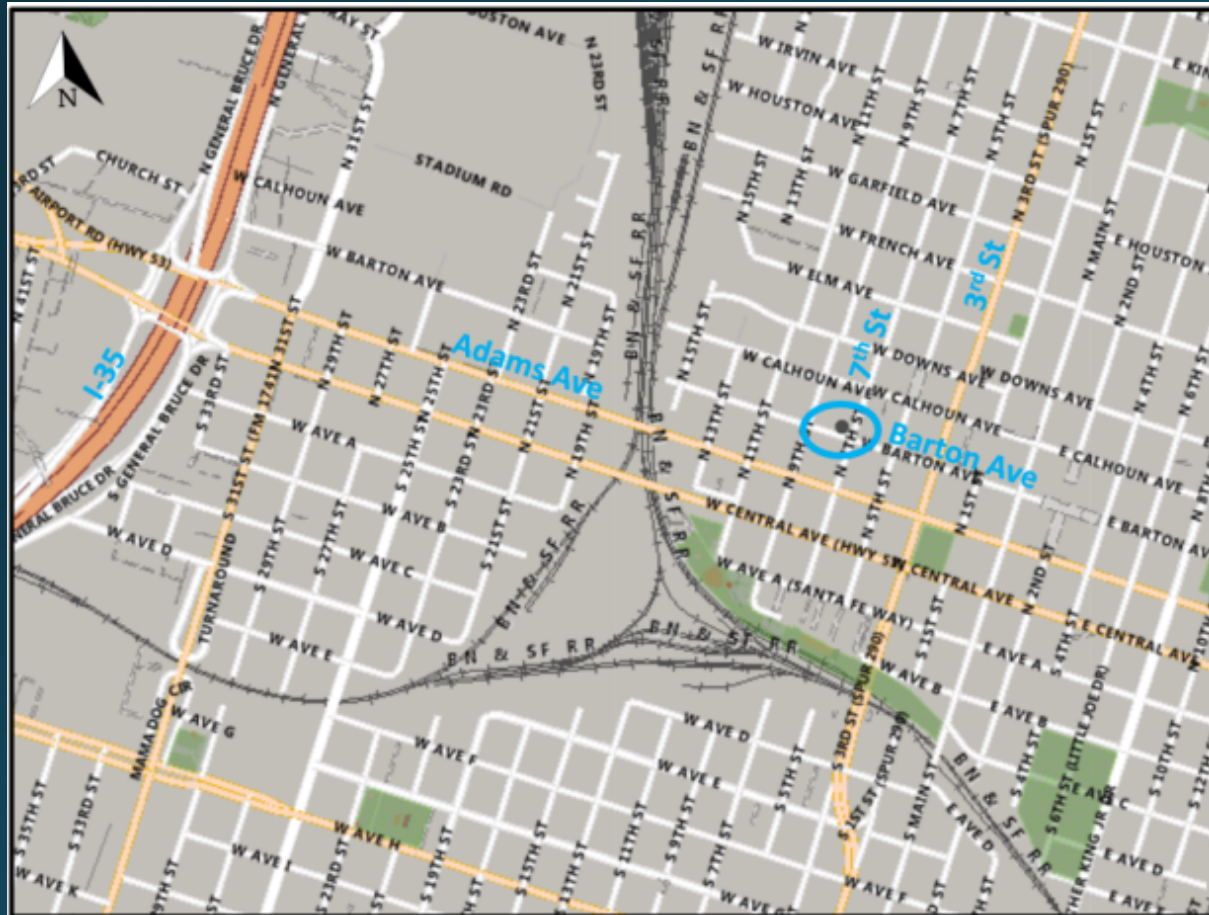
City Council Second Reading

April 18, 2022

May 19, 2022

June 2, 2022

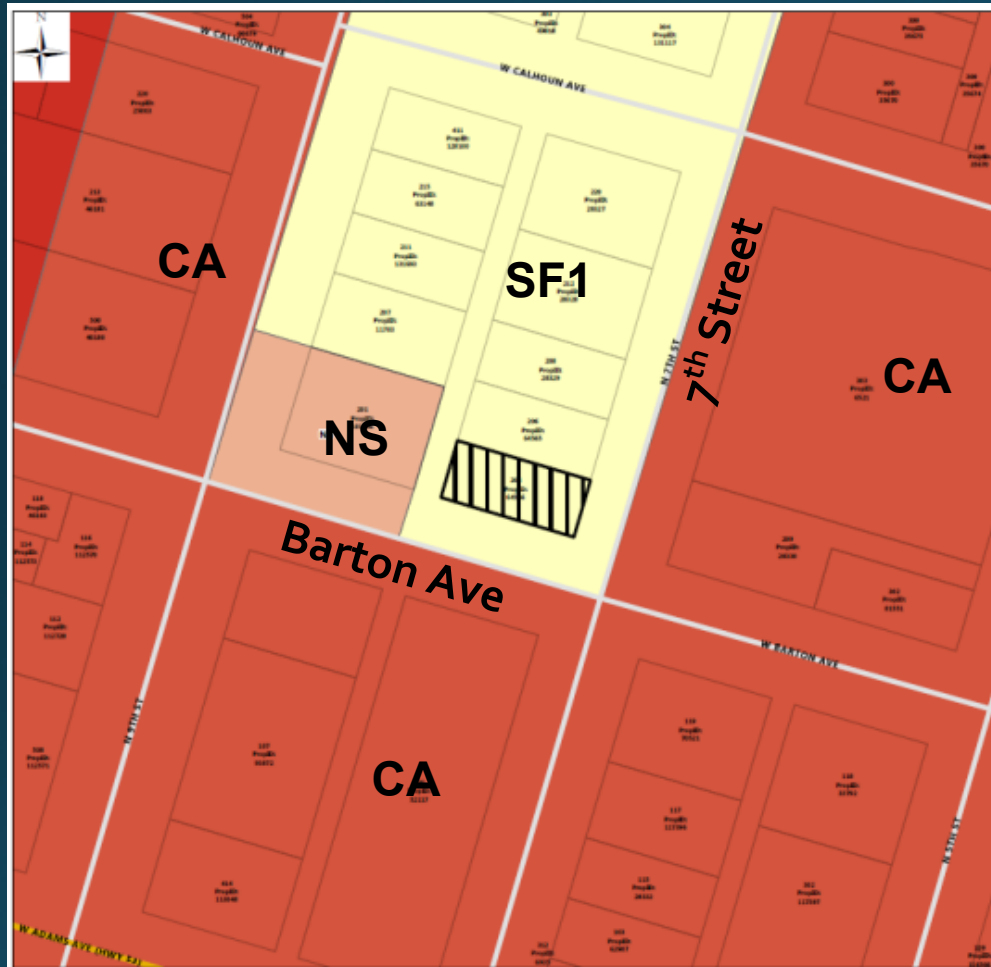
VICINITY



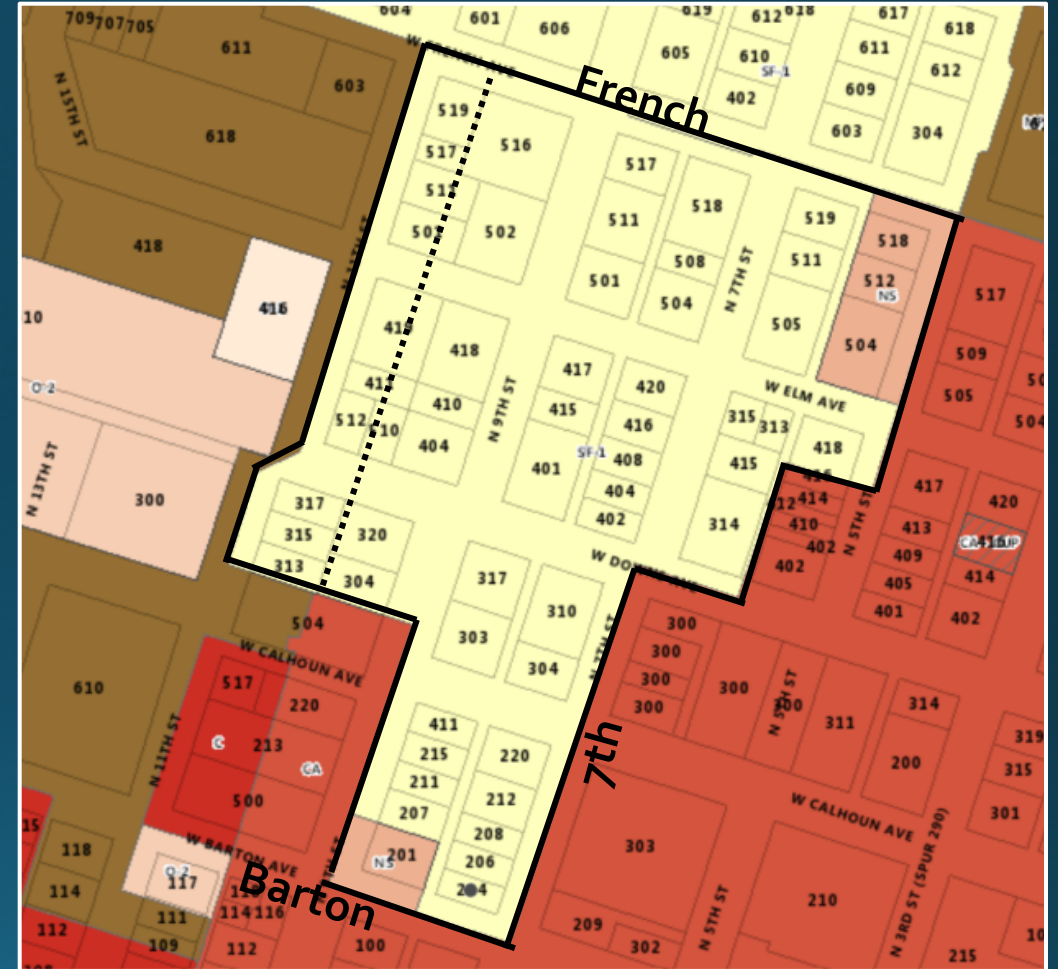
AERIAL



BACKGROUND



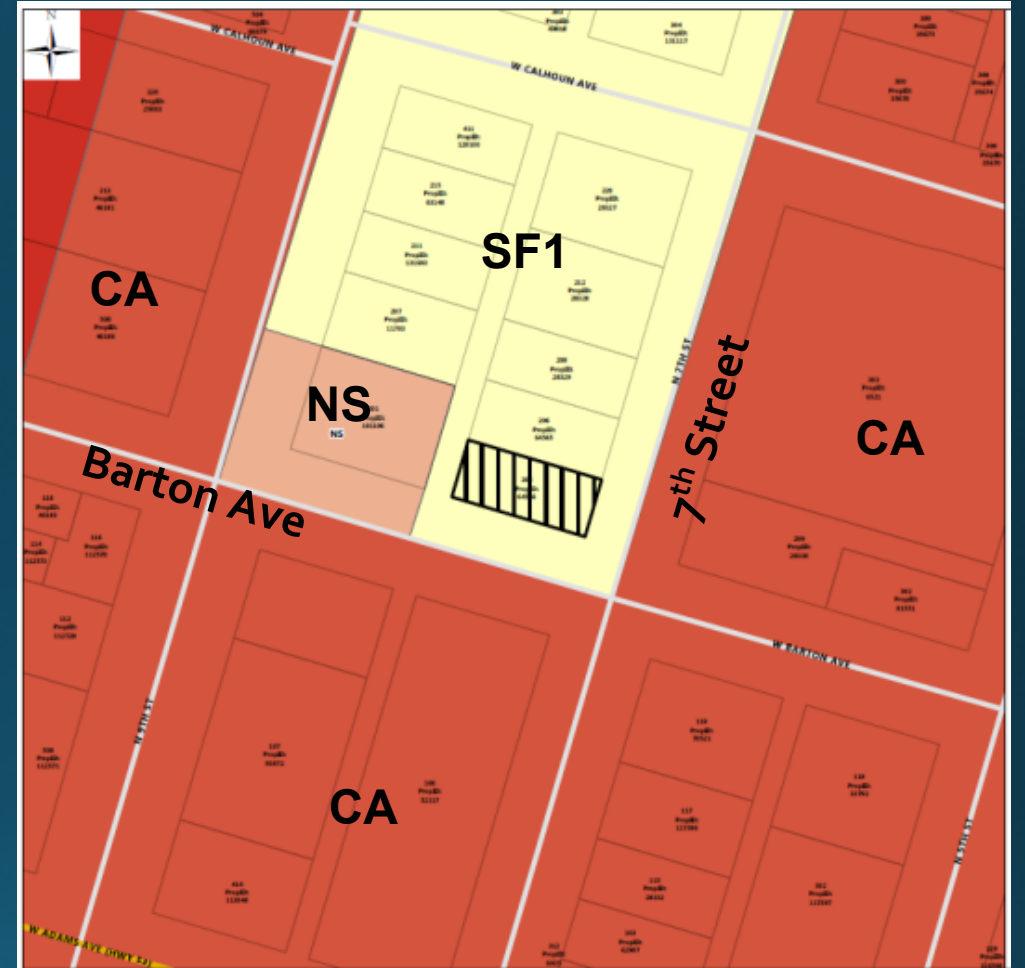
Current Zoning Districts



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

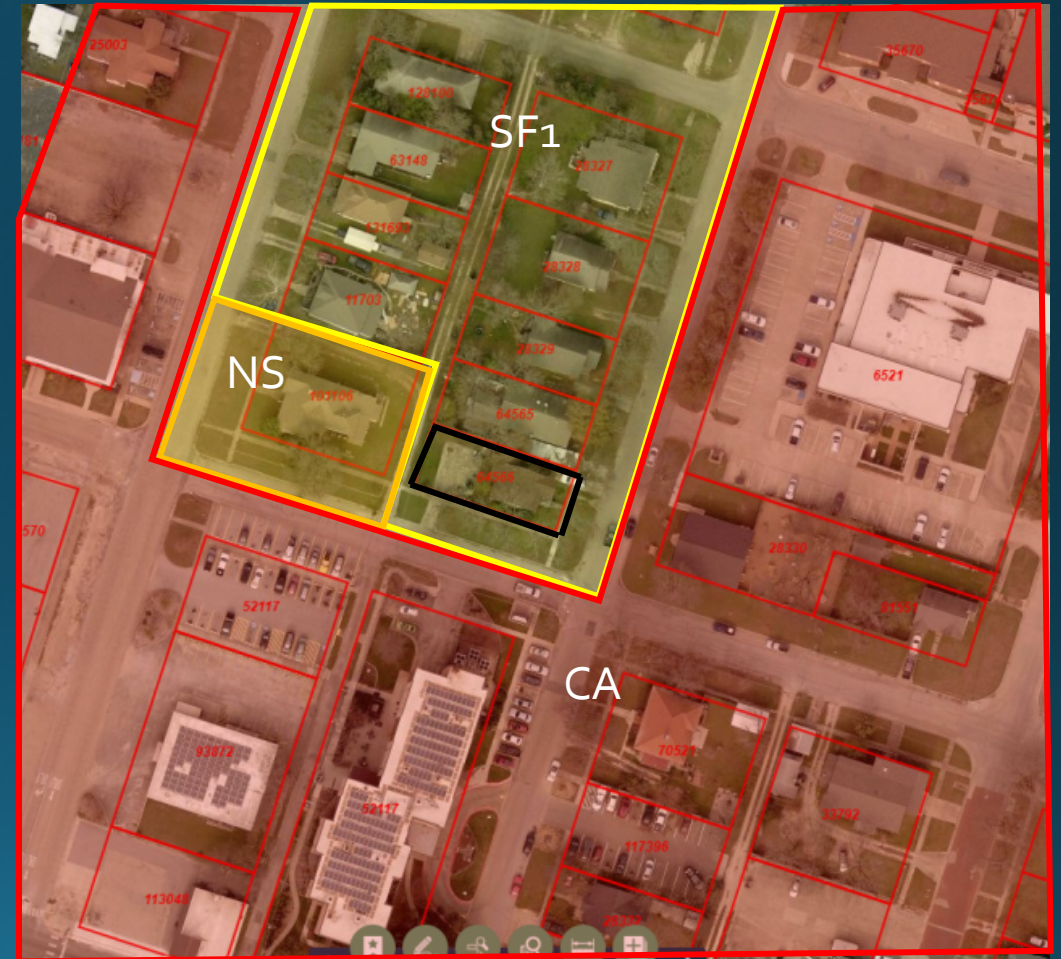
Recreational	Park CUP for Stadium	Park CUP for Day Camp; Stadium	Beer/Wine Beverage Sales for On-Premise Consumption; All Alcoholic Beverage Sales for On-Premise Consumption less than 75% Revenue; Indoor Commercial Amusement; Dance Hall; Park; Stadium; Roller/Ice Rink; Indoor Theater CUP for All Alcoholic 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

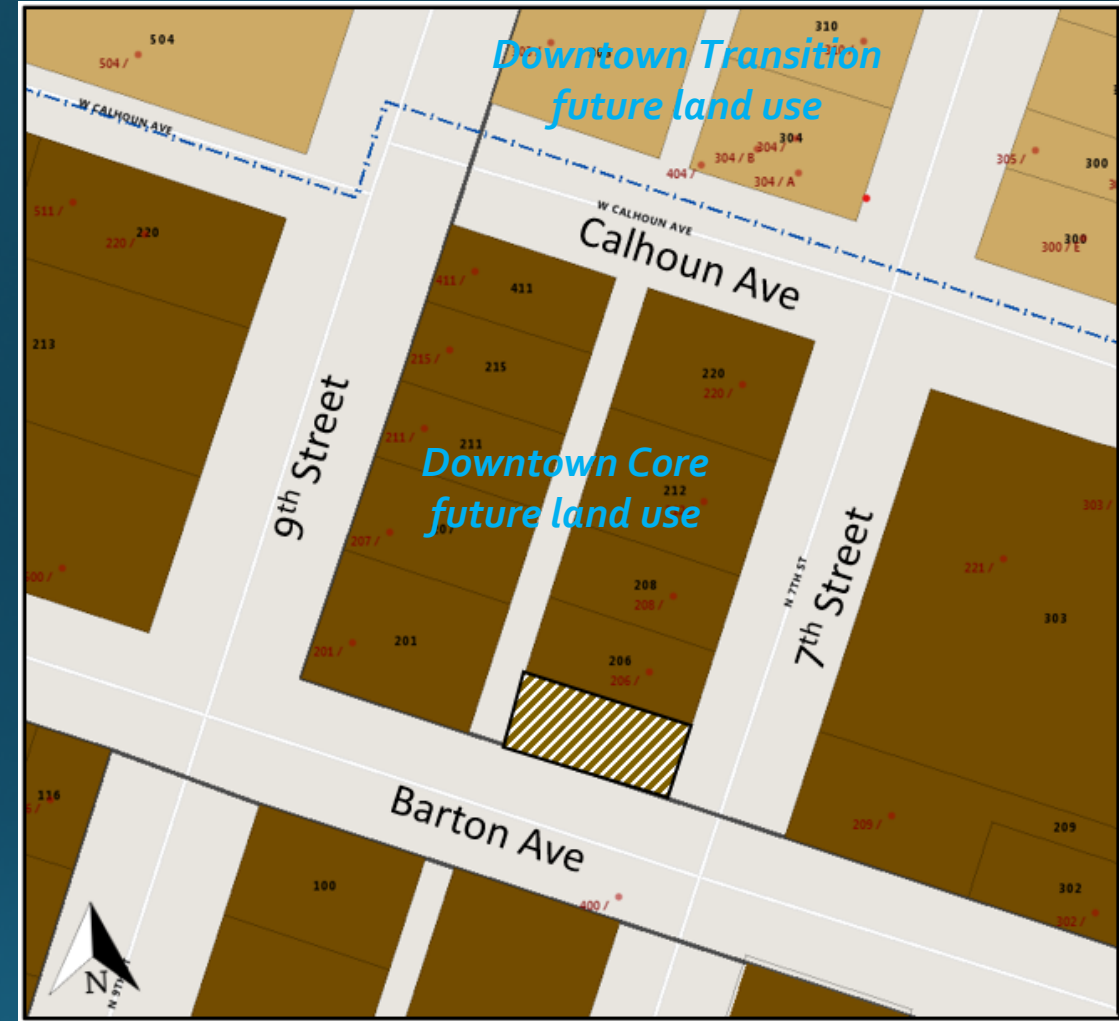
Surrounding Property & Uses

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



Rezoning Site – 7th Street



**Adjacent Property
to the North**



Rezoning Site – Barton Ave



**Adjacent Property
to the West**

PHOTOS



Property on East
Side of 7th Street



Property on South
Side of Barton Ave



Notification of Rezoning

PUBLIC NEWSPAPER NOTICE:

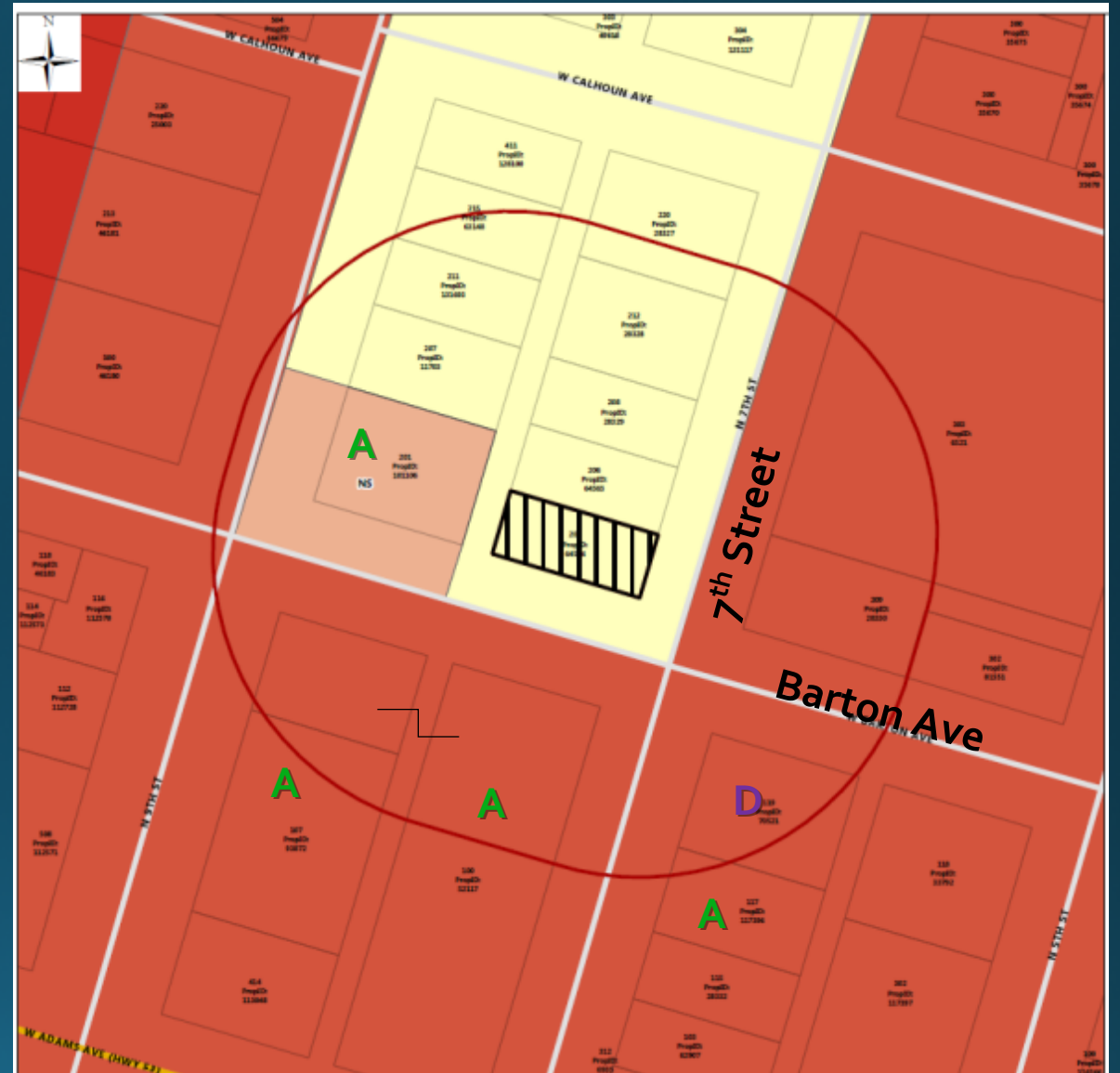
Printed April 7, 2022 for CA District

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

