

To the Mayor and Members of the City Council**July 15, 2014**

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**SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGE FOR PROPERTY LOCATED AT 2501 AND 2503 LINCOLN AVENUE**

The July 22 City Council agenda will contain an M&C to initiate the zoning process for 2501 and 2503 Lincoln Avenue in the Northside Sector, west of North Main Street and south of NW 28th Street. The purpose of the proposed zoning change from "FR" General Commercial Restricted to "A-5" One-Family is to rezone property in order to be consistent with the Comprehensive Plan and with the zoning on the remainder of the block. For your reference, the attached PowerPoint presentation shows the future land use in the 2014 Comprehensive Plan, the current zoning, and the proposed zoning.

In 2010, the site was part of a larger Council-initiated rezoning case to bring the neighborhood's zoning in conformance with the Comprehensive Plan. The site's zoning was changed from "F" General Commercial to "A-5" One-Family. The City Council subsequently approved a zoning change by the property owner from "A-5" One-Family to the current "FR" General Commercial Restricted zoning in 2011.

On March 28, 2014, staff issued a building permit for a commercial building at 2501 Lincoln Avenue, in accordance with the "FR" zoning. Council Member Espino then received a petition from neighboring property owners to have the "A-5" One-Family zoning returned to the site. The subject property is designated neighborhood commercial in the Comprehensive Plan, which can accommodate less intense residential uses. If the zoning change is approved, the property owner can nevertheless complete and occupy the commercial building, and it would become legal nonconforming.

Council Member Espino mailed a letter to the affected property owner in June 2014. The owner's attorney delivered a letter to Council Member Espino in opposition to the rezoning on July 10. If the City Council approves the M&C on July 22, public hearings for the rezoning of these properties would be held by the Zoning Commission on August 13, 2014, and by the City Council on September 9, 2014.

If you have any questions, please contact Dana Burghdoff, Deputy Planning and Development Director, at 817-392-8018.

David Cooke
City Manager

attachment: PowerPoint presentation

**PROPOSED COUNCIL-INITIATED
ZONING CHANGE FOR
2501 & 2503 LINCOLN AVENUE**



Prepared for the
City Council

By the
Planning and Development Department

July 15, 2014

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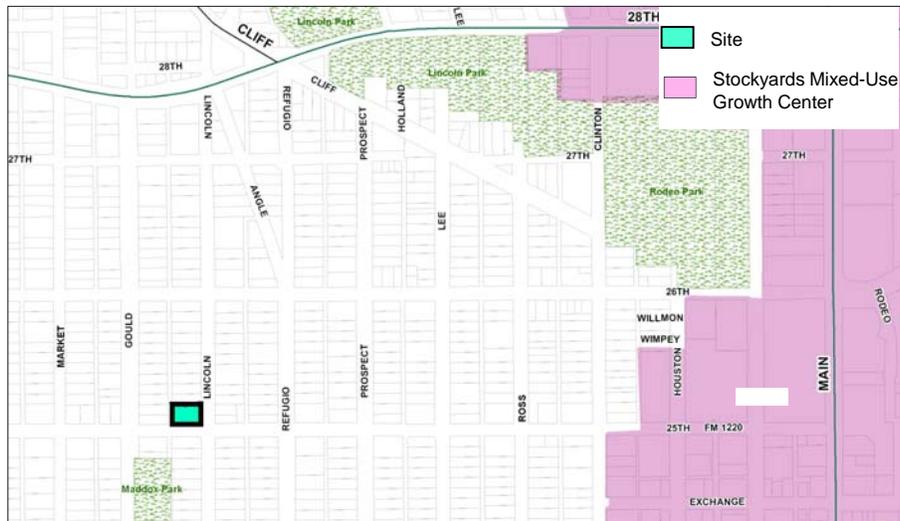
PURPOSE

Provide a **briefing** on the proposed Council-initiated rezoning of 0.3 acres of land from "FR" General Commercial Restricted to "A-5" One-Family.



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Where is the proposed rezoning area?



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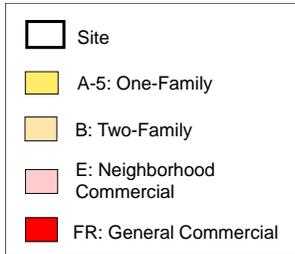
Note: The proposed rezoning area consists of a total of 2 properties.

What future land use is designated in the 2014 Comprehensive Plan?



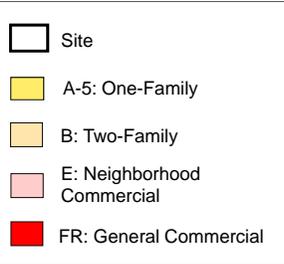
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What is the current zoning?



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What is the proposed zoning?



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What is the proposed schedule?

<u>Date</u>	<u>Action</u>
June 2014	Petition received from adjacent property owners. Letter mailed to land owner.
July 15	City Council receives Informal Report on proposed zoning change.
July 22	City Council approves M&C authorizing initiation of zoning change.
Aug. 13	Zoning Commission conducts public hearing and makes recommendations on proposed zoning change.
Sept. 9	City Council conducts public hearing and approves zoning change.