



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Luis Tovar

REQUESTED ACTION: Rezone from Truman Heights Neighborhood – Mandatory Office-Shopfront to Truman Heights Neighborhood – Single-Family Residential.

LOCATION: 2026 Stephenson Drive

CASE NUMBER: Z0818-0063

COMMUNITY RESPONSES: Five responses, 1 in favor and 4 in opposition.

STAFF COMMENTS AND ANALYSIS

The applicant is proposing to rezone the subject property to Single-Family in order to construct a single-family home on a vacant lot within the Truman Heights Neighborhood. The property is an approximately 14,000 square foot, undeveloped lot. Current zoning regulated by the Truman Heights Revitalization Code designates this property as Mandatory Office-Shopfront and does not permit a single-family use. The subject property is surrounded by both commercial and residential uses. Commercial uses are located to the northeast and northwest of the property and include an electric supply store and collection agency. The property is abutting single-family residential on the southeast, south, and southwest sides of the lot.

The proposed rezoning request to Truman Heights Neighborhood - Single-Family Residential is consistent due to the subject property's close proximity to single-family uses within the neighborhood and abutting single-family uses surrounding the property on multiple sides. The proposed rezone is also consistent with the Truman Heights Revitalization Code intent to create infill development within the Truman Heights Neighborhood. The subject property would still be required to meet all single-family residential development standards set within the Truman Heights Revitalization Code.

RECOMMENDATION

At the September 24, 2018 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval to rezone the subject property to Truman Heights Neighborhood – Single-Family Residential.