

Staff Report

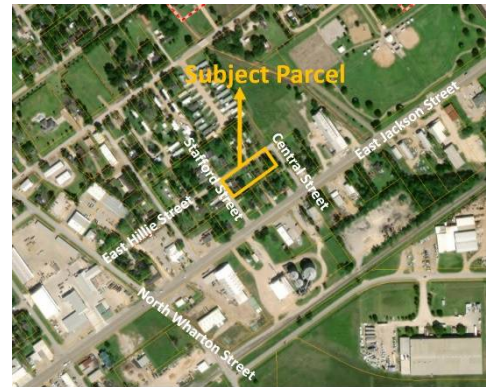
Zone change - Request of Jorge Yarzábal (applicant and owner) for a zoning change from General Commercial District (C-2) to Light Commercial District (C-1) on approximately 0.76 acres of land located on the south side of E. Hillje Street, between Stafford Street and Central Street, El Campo. (1020-1026 E. Hillje Street and 212 Stafford Street).

Applicant Request:

The applicant has requested a change in zoning classification for the property located at 1020-1026 E. Hillje Street and 212 Stafford Street. The property is zoned General Commercial District (C-2). The applicant is requesting Light Commercial District (C-1). The applicant has indicated to staff that he intends to use the property for single family uses. If the zone change is approved, the applicant will need to plat the property before applying for any building permits.

Location and Site:

The 0.76-acre tract contains five lots and is located south of E. Hillje Street and west of Central Street. There are two residential structures on two lots.



Adjacent Land Uses and Zoning:

North: E. Hillje Street and Single family residential
 South: Single family residential
 East: Central Street and Single family residential
 West: Single family residential

Conformance with the Comprehensive Plan:

The subject parcel is designated as General Commercial in the El Campo Comprehensive Plan and the proposed zoning is considered appropriate for that category.

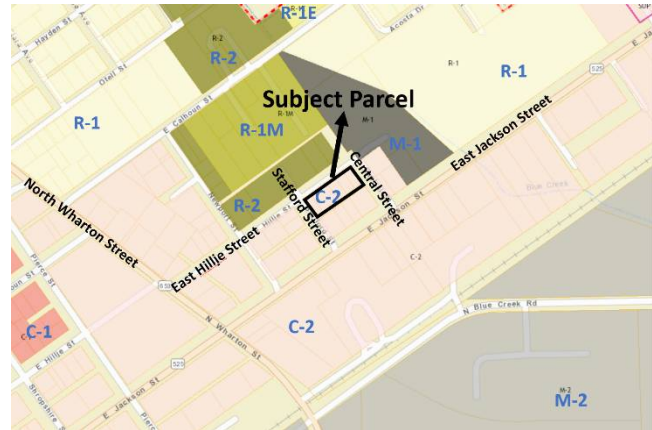


Comprehensive Plan Recommendation – Future Land Use Plan

LEGEND	
	AGRICULTURAL & RURAL DEVELOPMENT
	SINGLE FAMILY RESIDENTIAL
	MULTIPLE FAMILY RESIDENTIAL
	MANUFACTURED HOMES
	LIGHT COMMERCIAL
	GENERAL COMMERCIAL
	CENTRAL BUSINESS DISTRICT
	INDUSTRIAL BUSINESS PARK
	LIGHT INDUSTRIAL
	GENERAL INDUSTRIAL
	PUBLIC/INSTITUTIONAL
	PARKS/OPEN SPACE
	VACANT/UNDEVELOPED
	CITY LIMITS
	EXTRATERRITORIAL JURISDICTION LINE
	ARTERIAL - BUILT
	ARTERIAL - PROPOSED
	COLLECTOR - BUILT
	COLLECTOR - PROPOSED
	EXPRESSWAY
	GRADE SEPARATED INTERCHANGE

Conformance with the Zoning Map:

The proposed zone of C-1 is in conformance with the Comprehensive Plan recommendations. The zoning map shows C-2 zoning designation of the parcels on the east, west and south, and R-2 (Mixed Residential District) designation for the parcel on the north side of E, Hillje Street. The purpose of C-1 zone is stated as – “...intended to provide minimal impact retail businesses located adjacent to residential areas or other areas. The uses permitted within the C-1 district are meant to serve the retail needs of nearby residents.” Since single-family residential uses are permitted in C-1 zone but excluded from C-2 zone, this zone change will permit the applicant to develop the property for single family uses.



Impact on Surrounding Uses:

The proposed zoning will not have adverse impact on the surrounding parcels. The area is generally single family residential, and C-1 zone, being less intense than C-2, will provide an appropriate transition and buffer.

Effect on the Adjacent Street and Thoroughfare System:

The traffic generated by uses permitted in C-1 is less intense than those permitted in C-2. Since E.Hillje Street is a local street, the impact on traffic will be less than the current C-2 zone. If the property is developed as single family, there will be minimal impact.

Recommendation:

Staff recommends approval of the zone change for the following reasons:

1. The request is in conformance with the Comprehensive Plan.
2. The request is compatible to the zoning of the surrounding area.
3. The requested zone change to C-1 will permit uses that will have lesser impact on adjacent residential areas as compared to the current C-2 zone.
4. The requested zone change will not have a detrimental impact on traffic and streets due to the nature and intensity of permitted uses in the C-1 zone.

Public Notification:

Staff sent public notices and comment forms to the applicant, the owner of the property and to owners of adjoining properties within 300 feet. At the time of this report, staff has not received any returned notices. Additionally, the meeting agenda was posted as required.