

**Staff Report**

Zone change - Request of Lance Lurker (applicant), Gerald Eugene Chromcak and Elizabeth Elaine Mason (owners) for a zoning change from Single-Family Residential District (R-1) to Light Commercial District (C-1) on approximately 9.14 acres of land generally located on the east side of West Loop (FM 2765) between Chapel Lane and South Street, El Campo.

**Applicant Request:**

The applicant has requested a change in zoning classification for the property located on the east side of West Loop (FM 2765) between Chapel Lane and South Street. The property is zoned Single-Family Residential District (R-1). The applicant is requesting Light Commercial District (C-1). The applicant has indicated to staff that he intends to use the property for light commercial 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 9.14-acre tract contains five lots and is located east of West Loop and is currently vacant.



**Adjacent Land Uses:**

- North: Vacant land and Chapel Lane
- South: Vacant land, Theatre, and Bowling Center
- East: Vacant land, and the creek
- West: West Loop, Texas Gulf Federal Credit Union, El Campo Police Department, vacant land

**Conformance with the Comprehensive Plan:**

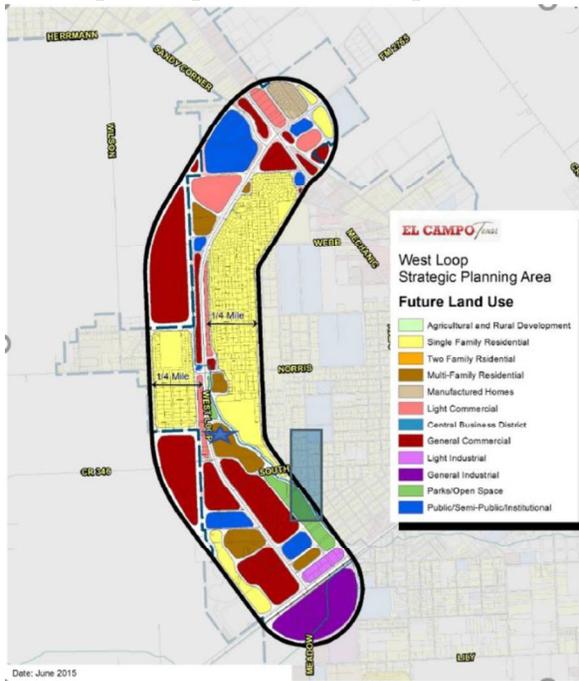
The subject parcel is designated as Multi Family Residential in the El Campo Comprehensive Plan.



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

El Campo Comprehensive Plan Update 2017 (Comprehensive Plan Update) designates the area as US 59/ IH 69 Strategic Planning Area, and recommends the following:



*Within the West Loop Strategic Planning Area:*  
 1. *Modify the future land use of the West Loop Strategic Planning Area west of the West Loop right-of-way by expanding the commercial land use designation beyond the existing city limit.*

*Justification – This area of El Campo is currently experiencing significant development pressure. The current projected land use for the area outside the city limit is single family. The dimensional constraints north of Norris Street will compromise potential development in this area unless consistency of use is maintained between that area inside the city limit and the area in the extra-territorial jurisdiction. The area inside the city limit is indicated as commercial and the area in the extra-territorial jurisdiction should also be indicated as commercial. The indication for future land use in the extra-territorial area will provide*

*support for the provision of specific services. Annexation of the area should also be considered so that the City's full zoning and development regulations can be enforced. Additional Support Recommendations While the scope of this update is focused on future land use modifications, implementation will require additional regulatory review at a future date. The designation of a land use alone will not provide the regulatory tools necessary to address the specific details of implementation. Additionally, with regard to the Downtown Strategic Planning Area, it will be imperative that public participation support the programmatic needs of this area. This may include wayfinding signage, building preservation, building code amendments, increased visual regulations, pedestrian environmental enhancements, economic incentives, etc.*

The current zoning of R-1 is not in conformance with the Comprehensive Plan recommendation. Even though the subject parcel is shown as multifamily residential, the Comprehensive Plan Update encourages commercial uses in this area in general. The creek will serve as a buffer between commercial uses and residential uses to the east.

**Conformance with the Zoning Map:**

The zoning map shows R-1 (Single Family Residential) zoning designation parcels on the east, north and south. However, areas to the west, on the west side of the West Loop, are zoned C-2, as are the areas to the south, beyond a strip of R-1 zoned land.

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.” So, C-1 zone is considered appropriate next to residential zone.

Additionally, the zoning code requires buffers between commercial and residential uses that would safeguard adjacent residential uses from any negative impacts of retail or commercial uses permitted in C-1 zone as follows:

- a. A minimum 20 feet landscape buffer adjacent to the property line of the residential use or residentially used property with landscaping of trees and shrubs, and
- b. An 8’ tall (maximum height) masonry wall, (decorative block, brick, stone, woodcrete, faux stone, wrought iron and comparable materials), or a combination of trees and shrubs and/or an earthen berm to satisfy the minimum 6’ height.

Due to the frontage of the parcel on an Arterial, R-1 zoning may not be the most appropriate zone.

For the above reasons, a C-1 zone would be appropriate for this parcel.

**Impact on Surrounding Uses and Streets:**

The proposed zoning will not have adverse impact on the surrounding parcels, that are currently vacant. The uses permitted in C-1 zone would be similar to some of the uses that exist in the vicinity.

**Effect on the Adjacent Street and Thoroughfare System:**

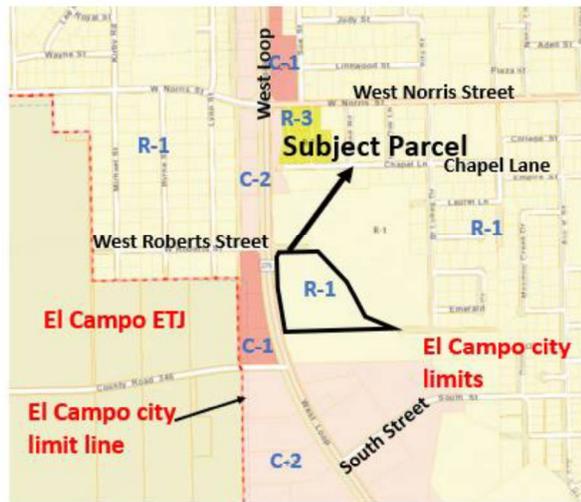
The parcel fronts on West Loop, which is designated as an Arterial, and will be able to handle the traffic generated by retail and commercial uses, if the zone change is approved. Access on West Loop will not cause any negative impacts on surrounding residential streets.

**Recommendation:**

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

- 1. The current zoning of R-1 is not in conformance with the Comprehensive Plan recommendation. Even though the subject parcel is shown as multifamily residential in

**ZONING MAP**



the Future Land Use Map, the Comprehensive Plan Update encourages commercial uses in this area is general.

2. The requested zoning would be similar to C-1 and C-2 zones that exist in the vicinity of the parcel.
3. Due to frontage on West Loop, an Arterial street, the parcel is better suited for retail and commercial uses than single family residential.
4. With access from West Loop, the requested zone change will not have a detrimental impact on traffic and surrounding streets.
5. Due to minimal impact retail businesses permitted in C-1 zone, location of the creek along the boundary adjacent to R-1 zone, and the required landscaped buffer and fencing, any adverse impact on surrounding residential uses will be minimal.

**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.