

**REZONING STAFF REPORT****Date: September 4, 2003****APPLICANT NAME**

Jacqueline D. Burrell

**LOCATION**2717 McKinney Street  
(South side of McKinney Street, 50'± West of  
McLemore Street)**PRESENT ZONING**

B-3, Community Business

**PROPOSED ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

7,500± Sq.Ft.

**CONTEMPLATED USE**

Single-Family Residence

**TIME SCHEDULE**

Immediately

**ENGINEERING****COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**REMARKS**

The applicant is proposing development of the site as a single-family dwelling. As the site is currently zoned B-3, Community Business, rezoning is necessary.

The site was rezoned to B-3 in 1983 as part of the Dumas Wesley Community Center. The Community Center has moved, and is now located on Mobile Street. No improvements were made to the site in question, therefore, commercial use would not be an option as the site exists today.

This area is shown on the General Land Use component of the Comprehensive Plan as residential. The adjacent properties to the East and West are zoned residentially, as are the properties across McKinney Street. Therefore, the rezoning as proposed would be in compliance with the general Land Use, as well as the zoning pattern and actual land use of the immediate area.

**RECOMMENDATION**

Based on the preceding, it is recommended that this application be approved subject to the following condition: 1) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 11 DATE September 4, 2003

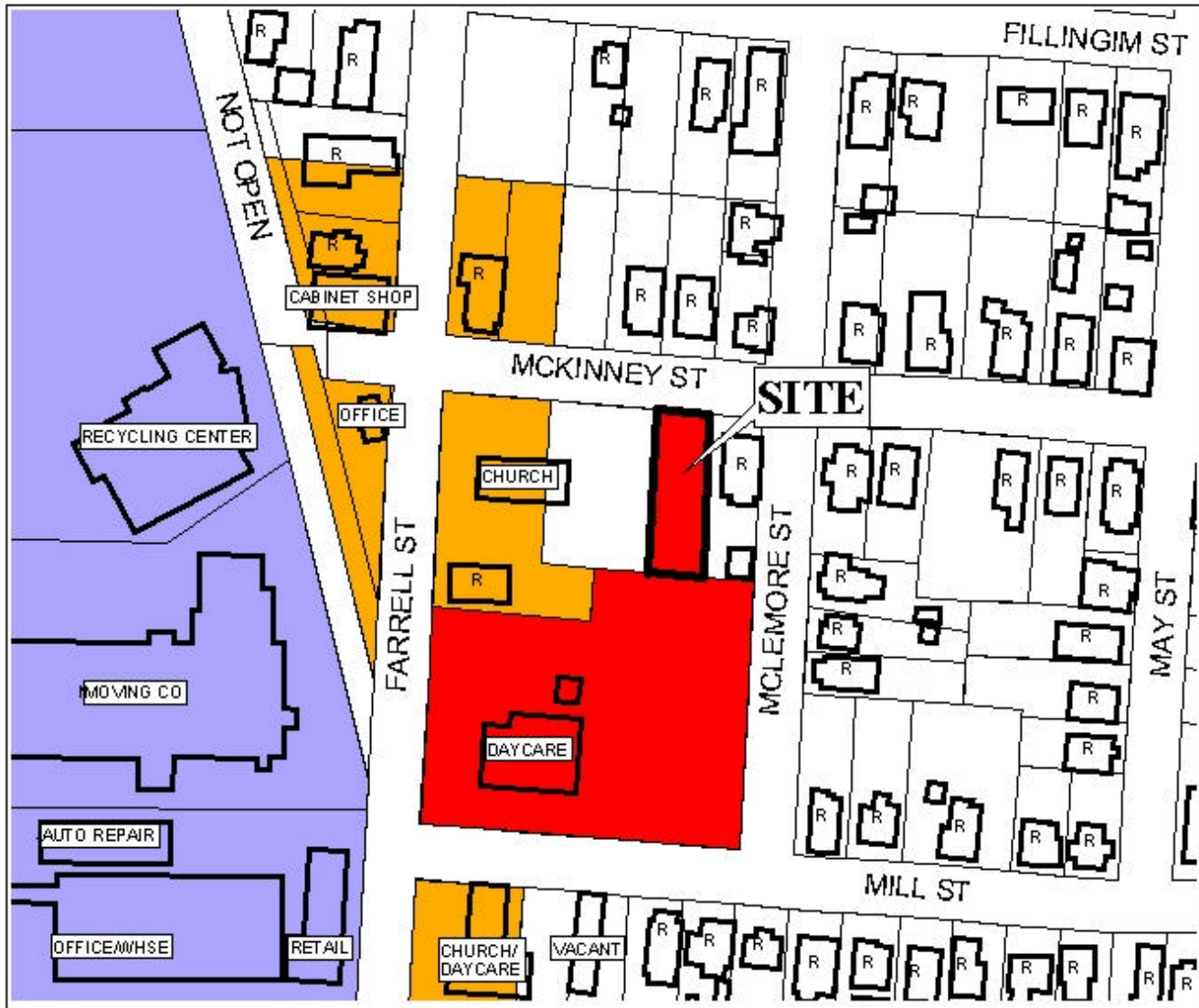
APPLICANT Jacqueline D. Burrell

REQUEST Rezoning from B-3 to R-1



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



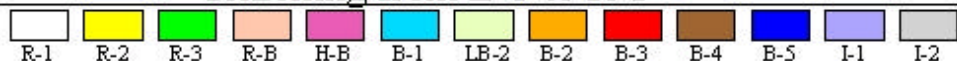
Single-family residential units are located to the north, east, and south of the site. Retail, office, and industrial sites are located to the west of the site.

APPLICATION NUMBER 11 DATE September 4, 2003

APPLICANT Jacqueline D. Burrell

REQUEST Rezoning from B-3 to R-1

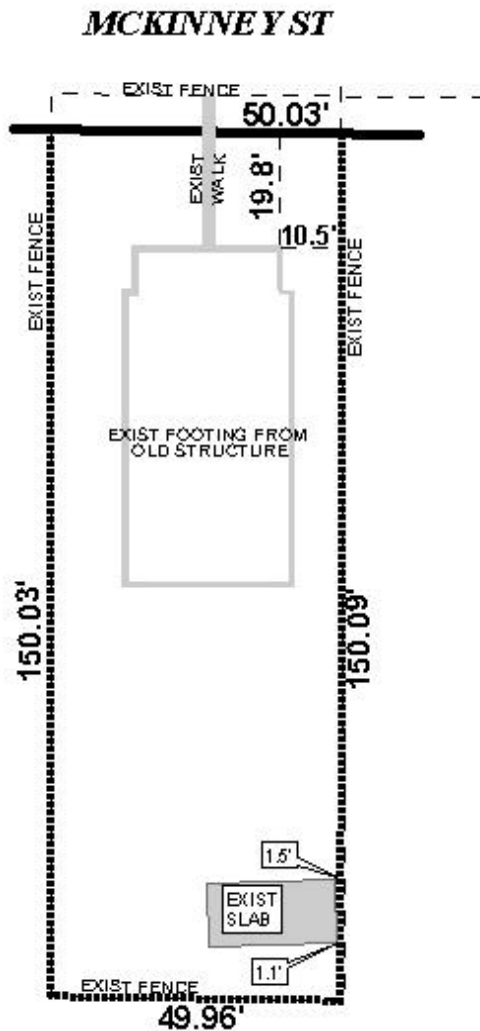
LEGEND



NTS



# SITE PLAN



South side of McKinney Street, 50' West of Mclemore Street, the site plan illustrates the existing fencing, concrete, and setbacks.

APPLICATION NUMBER 11 DATE September 4, 2003  
APPLICANT Jacqueline D. Burrell  
REQUEST Rezoning from B-3 to R-1

