

To the Mayor and Members of the City Council

February 4, 2025

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SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR CERTAIN PROPERTIES ALONG MONTGOMERY STREET AND FOR THE BOTANIC GARDEN IN COUNCIL DISTRICT 7

On February 11, 2025, the City Council will consider a resolution to initiate the zoning change process for certain properties along Montgomery Street, Collinwood Avenue, Dexter Avenue, Pershing Avenue, 3624 Linden Avenue, 3605 El Campo Avenue, 1700, 2000, 2300 University Drive, and Botanic Garden Boulevard. The properties are currently zoned “J” Medium Industrial.

The current “J” Medium Industrial zoning is inconsistent with the Comprehensive Plan, which calls for mixed-use and commercial land use along Montgomery Street and parkland for the Botanic Garden. In accordance with Informal Report No. 8289, the City Council’s policy on Council-initiated zoning changes, Councilmember Macy Hill began notifying property owners of the proposed change on September 12, 2024. Councilmember Hill and staff hosted a meeting with the neighborhood, neighborhood leaders, and property owners on December 9, 2024 and held individual meetings on January 9, 2025.

Councilmember Hill has requested that staff initiate the proposed zoning changes described below and shown on the attached “Proposed Zoning Districts” map. Conditional Use Permits are being proposed where needed to keep existing businesses conforming since the base zoning is changing.

1. 2200 Montgomery St. & 3609 Collinwood Ave., to “E” Neighborhood Commercial with a Conditional Use Permit for warehouse, site plan waiver;
2. 3600 Collinwood Ave. 3605 & 3609 Collinwood Ave., to “E” Neighborhood Commercial with a Conditional Use Permit for warehouse and food processing, site plan waiver;
3. 2300 Montgomery Street to “E” Neighborhood Commercial with a Conditional Use Permit for existing bar, site plan waiver;
4. Properties on west side of Montgomery Street between Dexter Avenue and Byers Avenue to “PD/G” Intensive Commercial excluding automotive repair/paint & body, automotive uses with height limit of 5 stories; site plan waiver;
5. Properties on west side of Montgomery between Byers Avenue and both sides of Pershing Avenue to “E” Neighborhood Commercial (excluding CUP properties listed above)
6. Properties located on east side Montgomery to “PD/G” Intensive Commercial excluding automotive repair/paint & body, automotive uses; site plan waiver; and
7. 3220, 3221 Botanic Garden Blvd., 1700, 2000, 2300 University Dr., to “CF” Community Facilities.

The proposed schedule for the zoning change is:

City Council resolution	February 11, 2025
Zoning Commission public hearing and recommendation	March 12, 2025
City Council public hearing and action	April 8, 2025

For any questions, please contact LaShondra Stringfellow, Assistant Director of Development Services, or Lynn Jordan, Senior Planner, Development Services.

Jesus “Jay” Chapa
City Manager

Attachment

Proposed Zoning Districts

From: "CR" Low Density Multifamily, "J" Medium Industrial To: "CF" Community Facilities, "E" Neighborhood Commercial, & "PD/G" Planned Development for certain "G" Intensive Commercial uses with restrictions, plus Conditional Use Permit Overlays

