

# P&Z CASE NO. 455 900 CAMBRIDGE OVAL

JANUARY 05, 2026



## COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- SF-A
- South end of 900 Cambridge Oval
- Request to purchase ROW via land swap

# PROPERTY

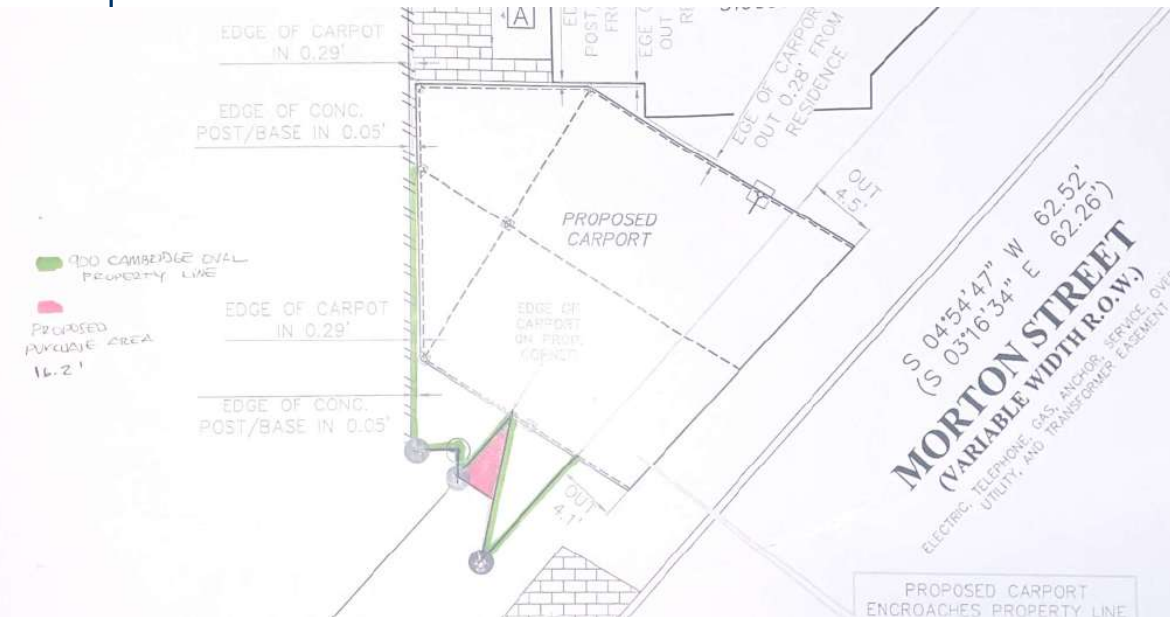


# EXISTING CONDITIONS

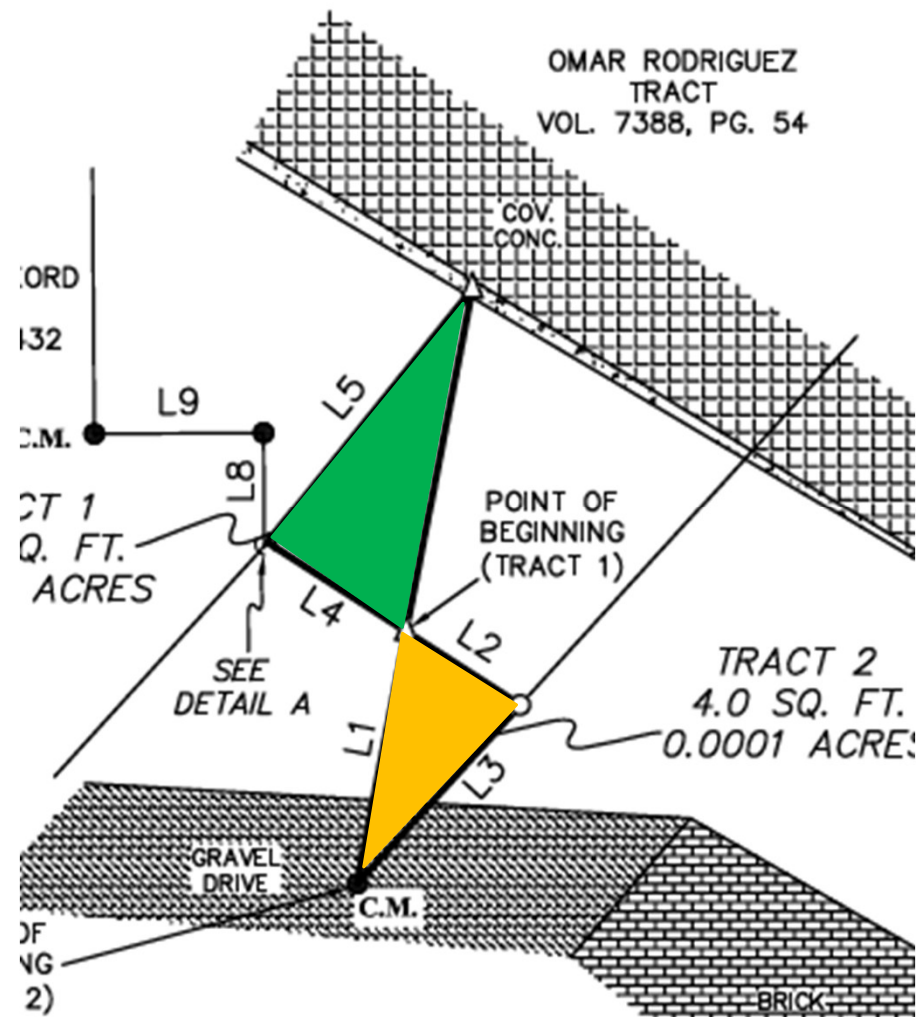
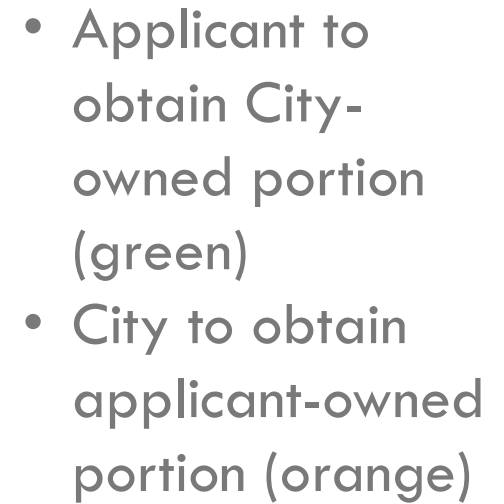




# PRIOR REQUEST



07/14/2025 – P&Z recommended approval conditioned upon no hardscape improvements being installed in the orange triangular area shown in exhibit.





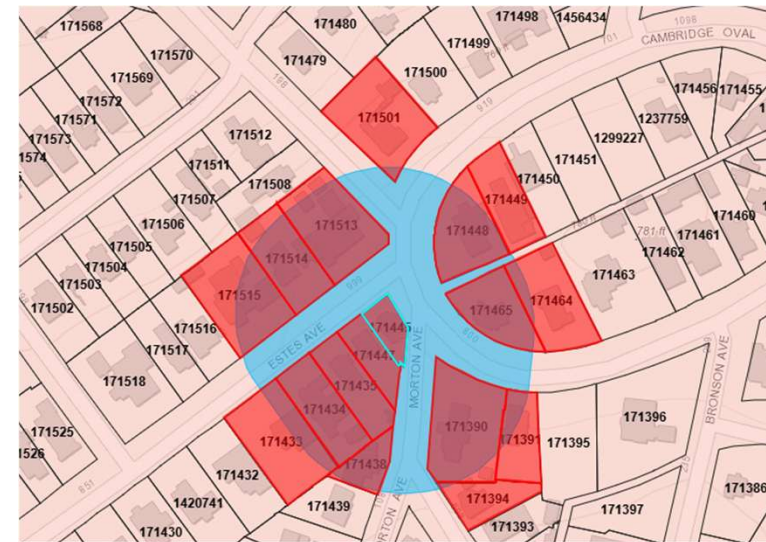
# POLICY ANALYSIS

- Sect. 16-105(d): Closure, vacation & abandonment of ROW
  - Consideration and recommendation by the Planning and Zoning Commission to City Council is required
- To be considered at the regular City Council meeting of January 12, 2026 pending recommendation.



# PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on the properties
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received (Inside 200-ft radius):
  - Support: (0)    Opposed: (0)    Neutral: (0)
- Responses received (Outside 200-ft radius):
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P&Z CASE NO. 456/457  
401 HARRISON AVE & 213 ALLEN ST

JANUARY 05, 2026



COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- SF-A
- Western side of Allen St, north of Harrison Ave
- Requesting purchase of ROW
  - 401 Harrison Ave
  - 213 Allen St

# PROPERTY — VIEW FROM HARRISON AVE



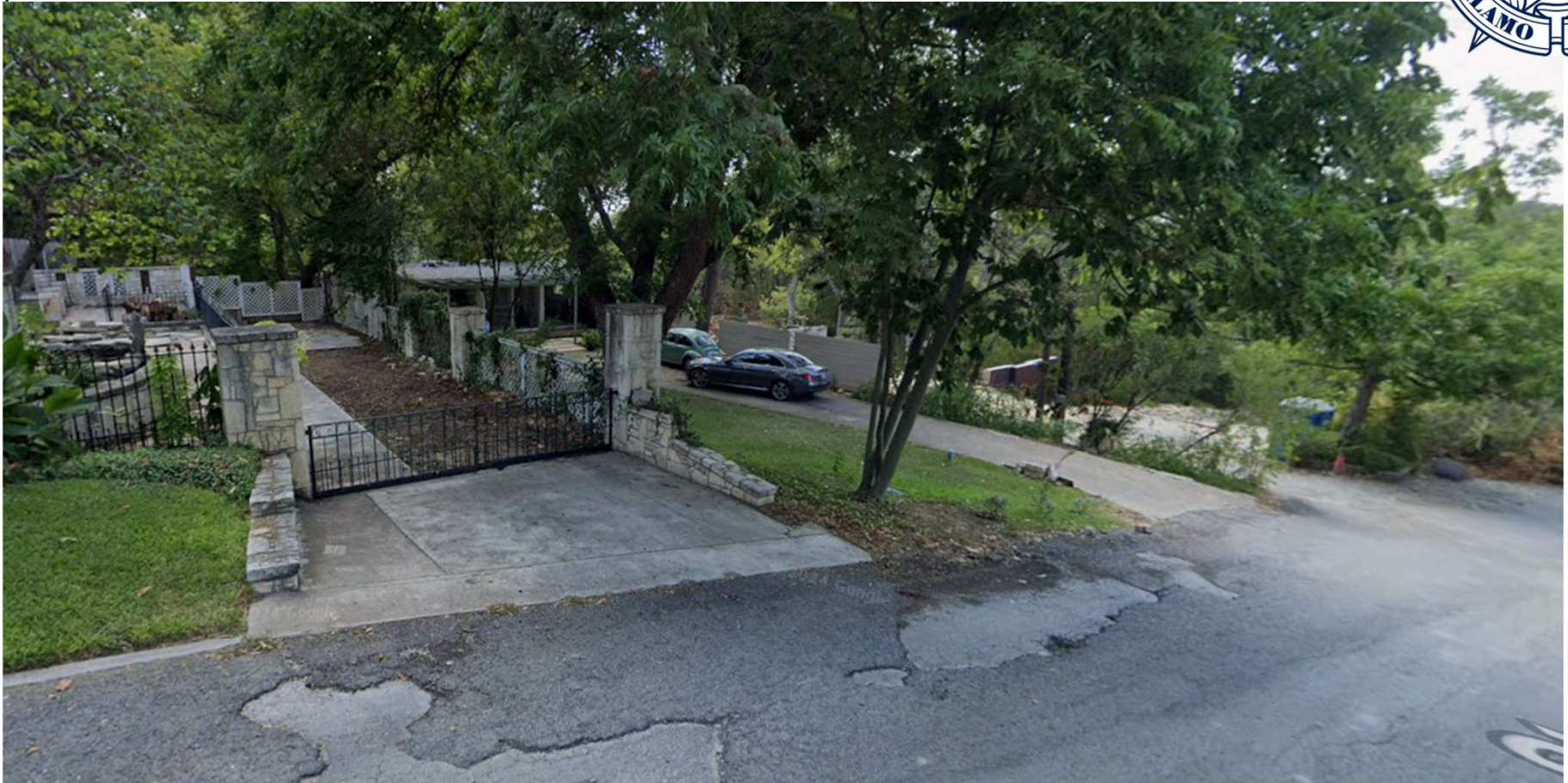


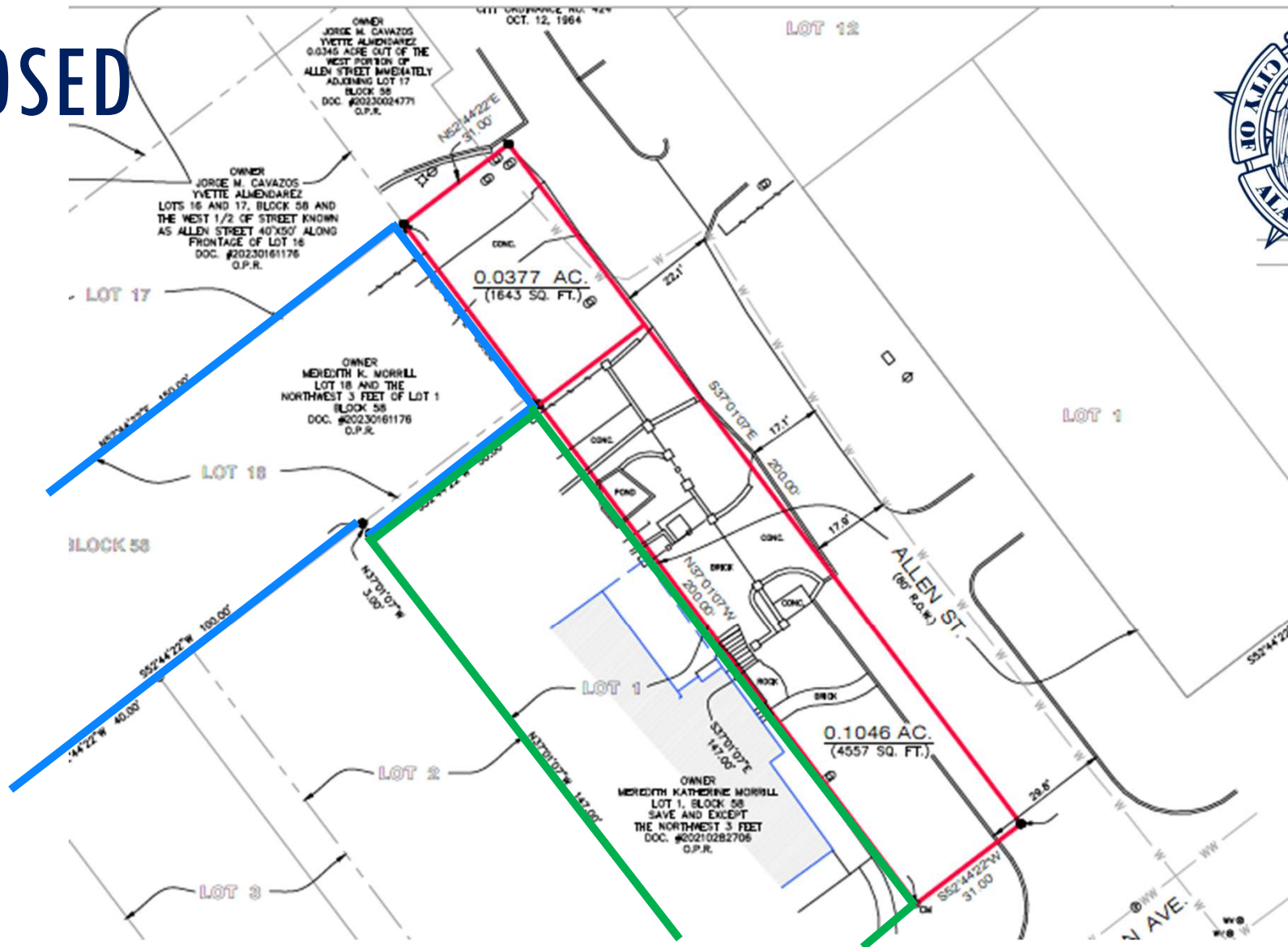
# PROPERTY — VIEW FROM ALLEN ST





# PROPERTY — VIEW FROM ALLEN ST





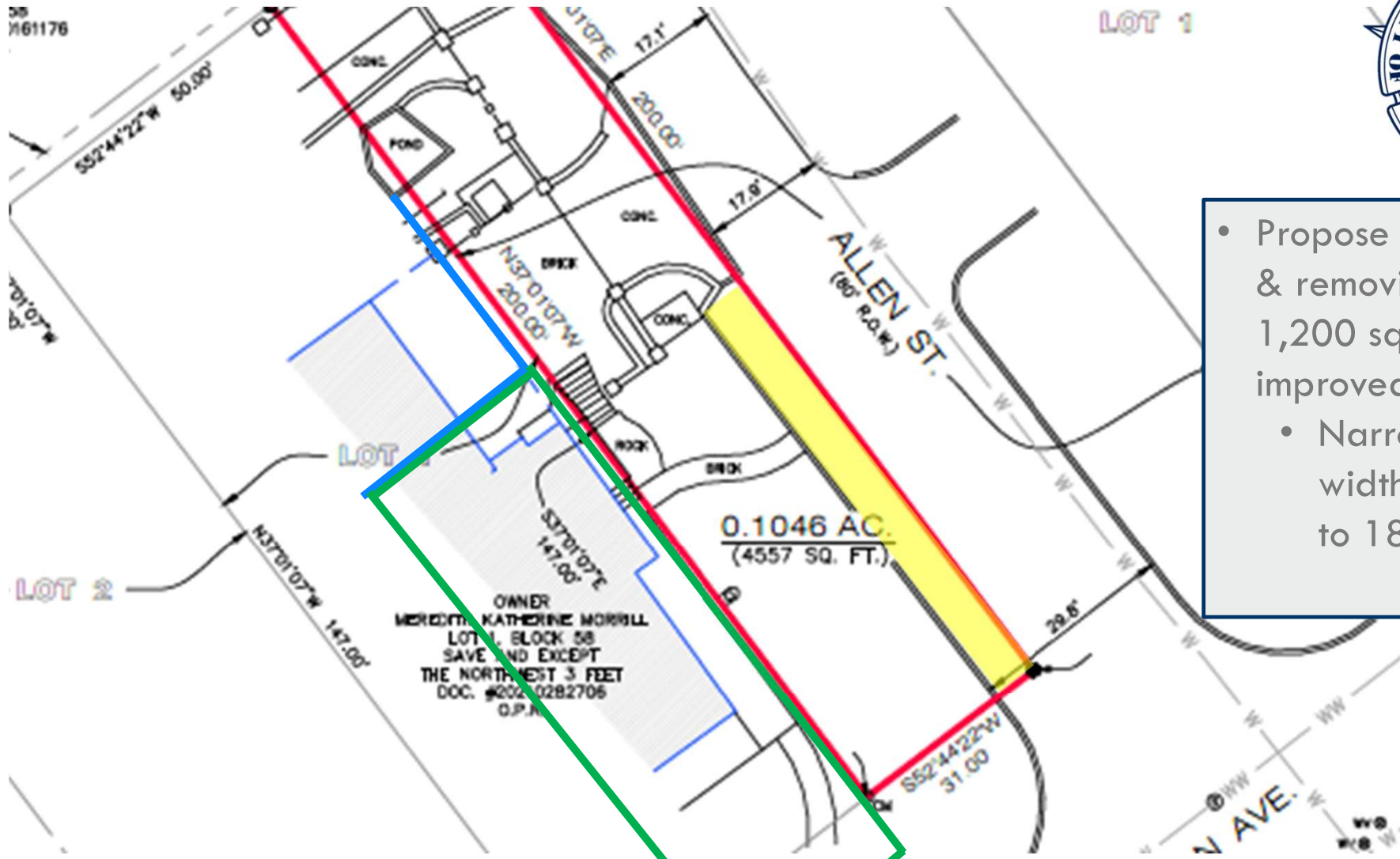


# POLICY ANALYSIS

- Current structure located at 401 Harrison Ave encroaches in ROW. Area limited to repairs only.
- Final survey of the requested areas is required.
- Proposal reduces portion of street's width from almost 30 ft to 18 ft
  - Removes approx. 12 ft width of improved street for first 100 ft (approx.) of dead-end street
- Public Works & Fire departments oppose the request due to the impact on ability to provide sanitation and emergency services.
  - Fire Apparatus Access Road – 20 ft minimum width (per Fire Code)
  - Ladder truck needs minimum of 26 ft to operate
  - Fire apparatus & sanitation vehicles must back out with existing street conditions



# POLICY ANALYSIS



- Propose purchasing & removing approx. 1,200 sq ft of City-improved street
  - Narrows street width from 30 ft to 18 ft





# POLICY ANALYSIS

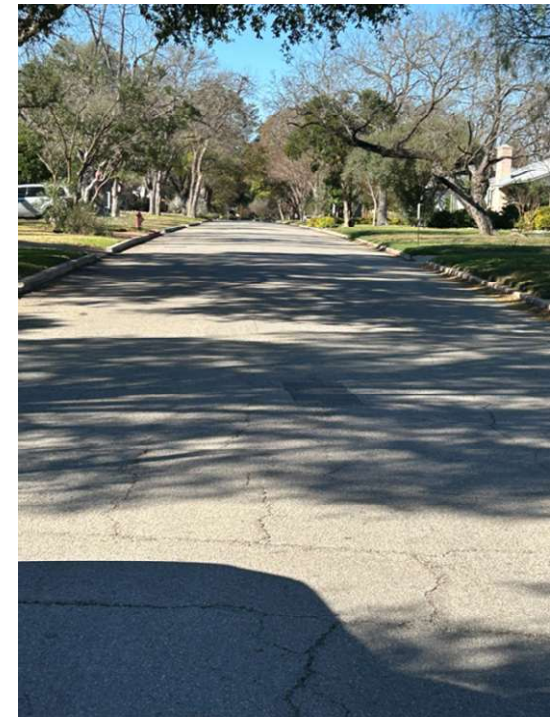
- Proposed street width – 18 ft



Wildrose – 24 ft



Cloverleaf – 23 ft 9 in



Edgewood – 27 ft



## Fire Department response to call on Allen St. – Dec. 2025





# Fire Department response to call on Allen St. – Dec. 2025





# POLICY ANALYSIS

- Sect. 16-101: General Provisions
  - (g) Fair market value – Option to rely on an average price per square foot per BCAD market values or require an independent professional appraisal by a jointly selected appraiser.
    - Price per square foot per BCAD market values option\*
      - 4557sq ft at \$46.57 per sq ft = \$212,219.49
      - 1643sq ft at \$46.57 per sq ft = \$76,514.51

*\*Numbers are for example only, do not factor in value of City assets on ROW, and are subject to change.*





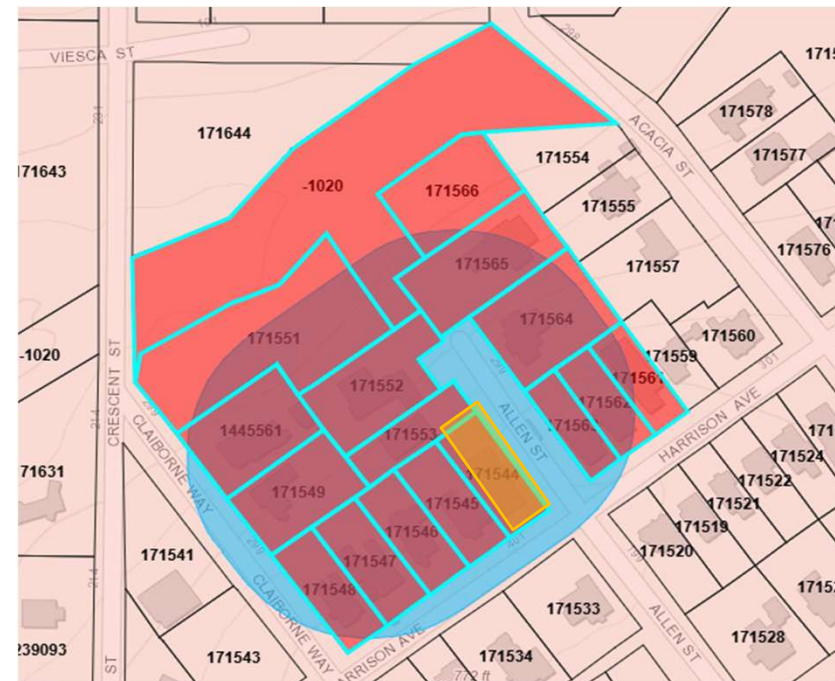
# POLICY ANALYSIS

- Sect. 16-105(d): Closure, vacation & abandonment of ROW
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- To be considered at the regular City Council meeting of January 12, 2026 pending recommendation.



# PUBLIC NOTIFICATION — 401 HARRISON

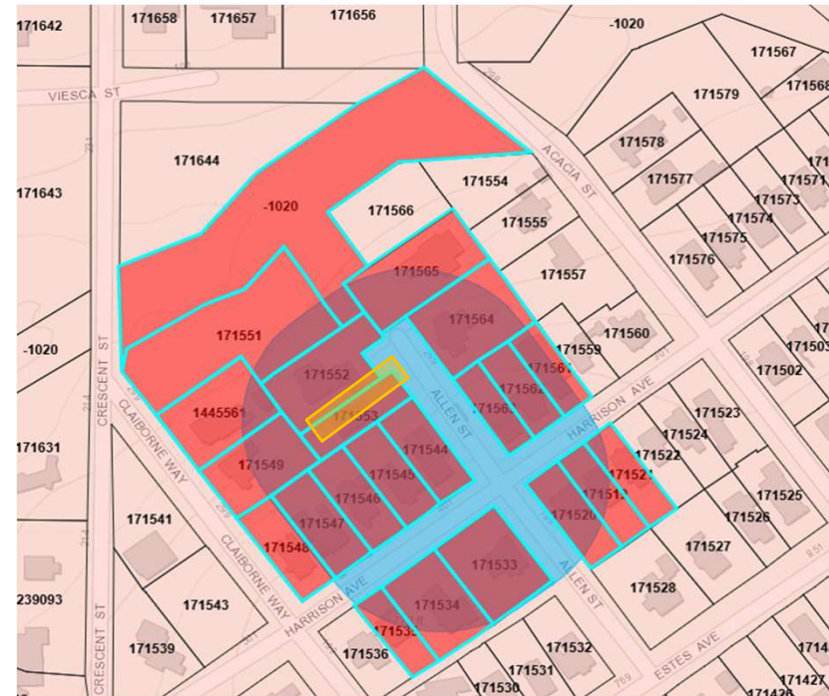
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# PUBLIC NOTIFICATION — 213 ALLEN ST

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# P&Z CASE NOS. 458 328/330 MONTCLAIR AVE

JANUARY 05, 2026



## COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner





# SUMMARY



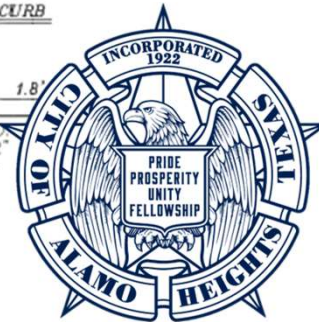
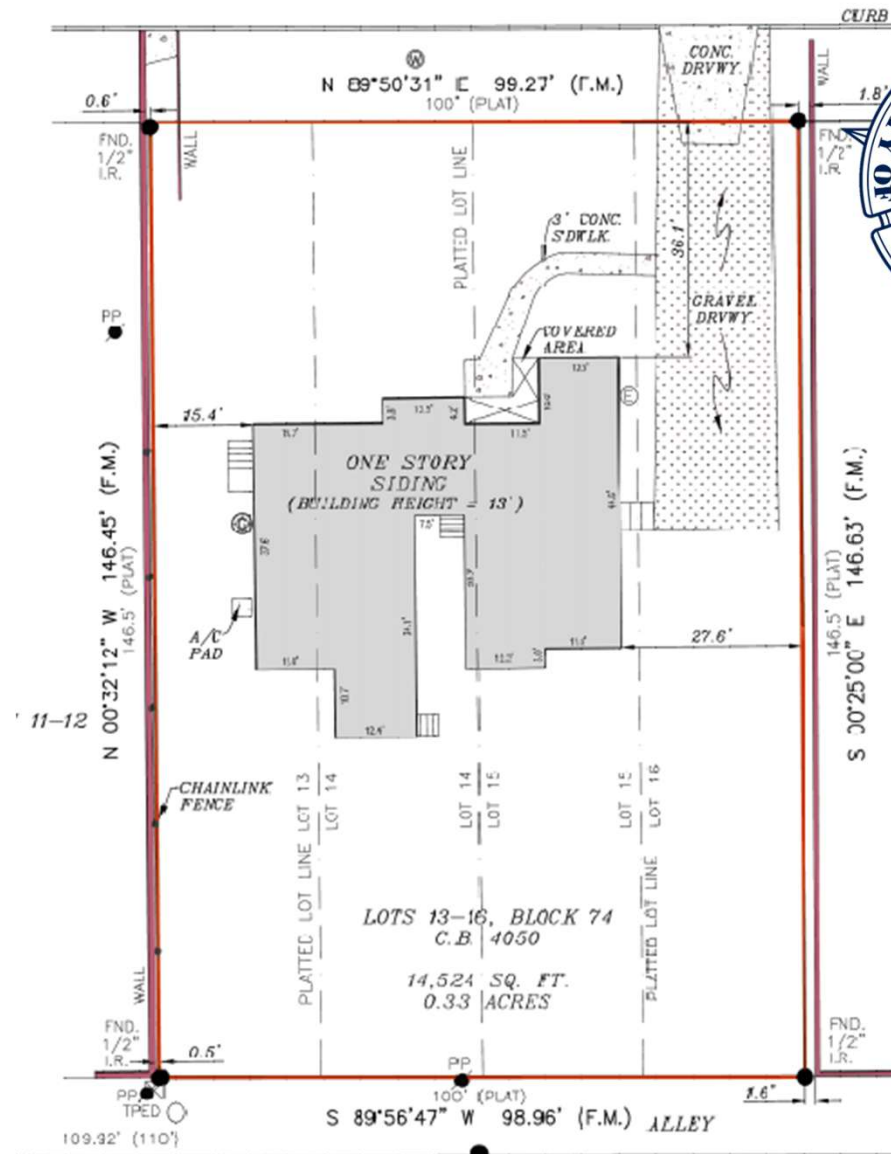
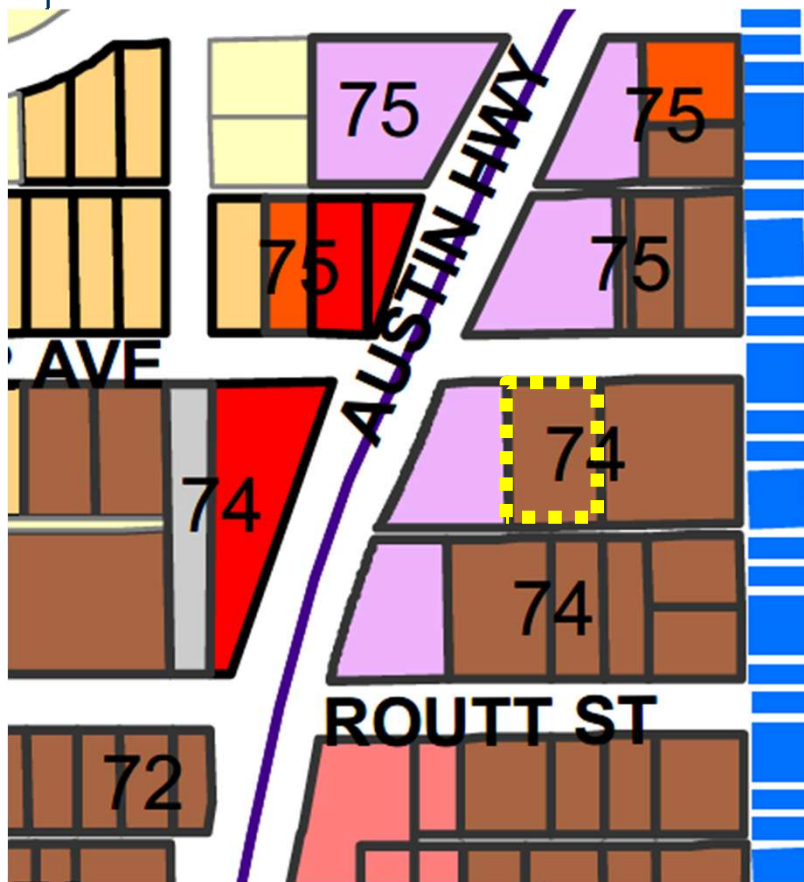
- Multi-Family District (MF-D)
- South side of Montclair, east of Austin Hwy
- Rezone



## SUMMARY

- Proposal to rezone from Multi-Family District (MF-D) to Office District (O-1) would allow applicant to convert and occupy an existing duplex structure on site for office use.

# PROPERTY







# POLICY ANALYSIS

- There are a total of six (6) properties within the city limits zoned Office District (O-1) and serve as a buffer between residential and commercial zoned properties.
- Allows for single/multi-family dwellings and limited commercial uses
- The property adjoins the least restrictive zoning district, Business District (B-3).



# POLICY ANALYSIS

- Improvements subject to plan review to ensure compliance with current codes.
- Final Review by the Architectural Review Board and approval by City Council to be determined at time of permit request.
- To be considered at the regular City Council meeting of January 12, 2026 pending recommendation.



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