



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 10, 2016
Second Reading for the City Council Meeting of May 17, 2016

DATE: April 19, 2016

TO: Ronald L. Olson, City Manager

FROM: Daniel McGinn, Interim Director, Development Services Department
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**Public Hearing and First Reading for Property at
4315 Carroll Lane**

CAPTION:

Case No. 0316-05 TG 110 Samuel Place, LP: A change of zoning from the "RS-TF/SP" Two-Family District with a Special Permit to the "RM-1" Multifamily 1 District. The property is described as Carrollton Annex 3, Block C, located on the west side of Carroll Lane between Copus Street and Houston Street.

PURPOSE:

The purpose of this item is to rezone the property to allow reconstruction of an existing multifamily affordable housing complex.

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 6, 2016):
Approval of the change of zoning from the "RS-TF/SP" Two-Family District with a Special Permit to the "RM-1" Multifamily 1 District.

Vote Results:

For: 7
Against: 0
Absent: 1

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-TF/SP" Two-Family District with a Special Permit to the "RM-1" Multifamily 1 District to allow reconstruction of an existing multifamily housing complex.

The subject property is located within the boundaries of the Southeast Area Development Plan (ADP). Staff finds that the rezoning is consistent with the Comprehensive Plan and the Future Land Use Map, as well as the Southeast Area Development Plan. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the rezoning and would not have a negative impact on the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southeast Area Development Plan (ADP). The proposed rezoning to the "RM-1" Multifamily 1 District is consistent with the Southeast Area Development Plan and the adopted Future Land Use Plan's designation of the property as medium density residential.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report