



## AGENDA MEMORANDUM

Public Hearing & First Reading (Tabled) for the City Council Meeting 12/07/21  
First Reading Ordinance for the City Council Meeting 12/14/21  
Second Reading Ordinance for the City Council Meeting 1/11/22

**DATE:** October 8, 2021  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
AlRaymond@cctexas.com  
(361) 826-3575

Rezoning a property at or near 1645 14<sup>th</sup> Street

### **CAPTION:**

Zoning Case No. 1021-03, SRPC Properties, LLC.: (District 2) Ordinance rezoning property at or near 1645 14th Street from the "RS-TF" Two-Family District and "CG-2" General Commercial District to the "RM-2" Multifamily District.

### **SUMMARY:**

The purpose of the rezoning request is to allow for the construction of eight multifamily units.

### **BACKGROUND AND FINDINGS:**

The subject property totals 0.65 acres in size and is currently zoned "RS-TF" Two-Family District and "CG-2" General Commercial District. The site currently consists of three single-family homes and was annexed in 1938. To the north and west is a single-family subdivision (Fitchue Place Addition; 1912) zoned "RS-TF" Two-Family District. To the south is a commercial multi-tenant strip center zoned "CG-2" General Commercial District. To the east is a multifamily apartment complex recently constructed and zoned "RM-3" Multifamily District in 2008.

### ***Conformity to City Policy***

The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for Medium Density Residential, High Density Residential and Mixed Uses. The proposed rezoning to the "RM-2" Multifamily District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Adjacent properties consist of similar intensity of zoning and the recent rezoning across 14th Street from the subject property for a multifamily apartment complex of a higher density.

### ***Public Input Process***

Number of Notices Mailed  
28 within 200-foot notification area  
4 outside notification area

As of October 14, 2021:

In Favor

0 inside notification area

0 outside notification area

In Opposition

4 inside notification area

0 outside notification area

Totaling 12.85% of the 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

### **ALTERNATIVES:**

1. Denial of the zoning from the "RS-TF" Two-Family District and "CG-2" General Commercial District to the "RM-2" Multifamily District.

### **FISCAL IMPACT:**

There is no fiscal impact associated with this item.

### **RECOMMENDATION:**

The Planning Commission recommended approval of the zoning to the "RS-TF" Two-Family District and "CG-2" General Commercial District to the "RM-2" Multifamily on October 13, 2021.

#### *Vote Count:*

For: 8

Opposed: 0

Absent: 1

Abstained: 0

Staff recommends approval of the "RS-TF" Two-Family District and "CG-2" General Commercial District to the "RM-2" Multifamily District.

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report