



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 12, 2019
Second Reading for the City Council Meeting of February 19, 2019

DATE: January 16, 2019

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Rezoning property at or near 1752 Rand Morgan Road

CAPTION:

Case No. 0119-02 NP Homes, LLC: Request for rezoning a property at or near 1752 Rand Morgan Road from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

PURPOSE:

The purpose of this item is to allow for reduced setbacks and smaller single-family lots.

RECOMMENDATION:

Planning Commission Recommendation (January 9, 2019): Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

Staff Recommendation:

Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

Vote Results:

For: 4
Opposed: 3
Absent: 2
Abstained: 0

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the Future Land Use Map, however not consistent with the adopted Comprehensive Plan (Plan CC) as a whole.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2018-2019	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