



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 04/12/22  
Second Reading Ordinance for the City Council Meeting 04/19/22

**DATE:** March 10, 2022  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 1333 Logan Avenue

### **CAPTION:**

Zoning Case No. 0222-04 Exclusive Housing, LLC. (District 2). Ordinance rezoning a property at or near 1333 Logan Avenue from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District.

### **SUMMARY:**

The purpose is to allow for a duplex and bring the property into conformity with the Unified Development Code.

### **BACKGROUND AND FINDINGS:**

The subject property is .0201 acres in size. The addition of an attached accessory dwelling unit created an illegal two-family use in single-family zoning and occurred in approximately 2002. To the north, south, east, and west of the property are residential homes zoned "RS-6" Single-Family 6 District. The applicant purchased the property in 2021 and the request is to bring the property into conformity with the Unified Development Code.

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

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for medium-density residential uses. The proposed rezoning to the "RS-TF" Two-Family District consistent with the adopted Comprehensive Plan (Plan CC).

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

Number of Notices Mailed  
30 within 200-foot notification area  
5 outside notification area

As of March 10, 2022:

In Favor

0 inside notification area

0 outside notification area

In Opposition

3 inside notification area

0 outside notification area

Totaling 12.42% 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-6" Single-Family 6 District to the "RS-TF" Two-Family District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District.

*Vote Count:*

For: 8

Opposed: 0

Absent: 0

Abstained: 0

Staff recommends approval of the zoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report