



**AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 04/19/22  
Second Reading Ordinance for the City Council Meeting 04/26/22

**DATE:** March 21, 2022  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 4130 South Alameda Street

**CAPTION:**

Zoning Case No. 0222-05 ERF Real Estate, Inc. (District 2). Ordinance rezoning a property at or near 4130 South Alameda Street from the “RM-1” Multifamily District and the “RM-1/SP” Multifamily District with a Special Permit to the “CN-1” Neighborhood Commercial District.

**SUMMARY:**

The purpose is to allow for a commercial use.

**BACKGROUND AND FINDINGS:**

The subject property is 2.183 acres. To the north property is zoned “RS-6” Single-Family 6 District. To the south and west “CN-1” Neighborhood Commercial District and to the east property is zoned “RM-1” Multifamily District.

***Conformity to City Policy***

The proposed rezoning to the “CN-1” Neighborhood Commercial District is inconsistent with the adopted Comprehensive Plan (Plan CC) and the Southeast Area Development Plan.

***Public Input Process***

Number of Notices Mailed  
21 within 200-foot notification area  
1 outside notification area

*As of March 22, 2022:*

In Favor  
1 inside notification area  
0 outside notification area

In Opposition  
0 inside notification area  
0 outside notification area

Totaling 0.00% 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 "RM-1" Multifamily District and the "RM-1/SP" Multifamily District with Special Permit to the "CN-1" Neighborhood Commercial District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Approval of the change of zoning from the "RM-1" Multifamily District and the "RM-1/SP" Multifamily District with Special Permit to the "CN-1" Neighborhood Commercial District.

*Vote Count:*

For:	8
Opposed:	0
Absent:	0
Abstained:	0

Staff recommends approval of the rezoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report