



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 14, 2015
Second Reading for the City Council Meeting of July 21, 2015

DATE: June 22, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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**Public Hearing and First Reading for Property at
3410 Up River Road**

CAPTION:

Case No. 0615-06 Roman Silguero: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from commercial to medium density residential uses. The property is described as being the south one-half (S-1/2) of the east one-half (E-1/2) of Lot 3, Alfred Barthlome's Acre Tracts, located along the north side of Up River Road approximately 350 feet east of Nueces Bay Boulevard between Longview Street and Westgate Drive.

PURPOSE:

The purpose of this item is rezone the property to allow the development of a multifamily building.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 17, 2015):
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District to allow the development of a multifamily building.

The proposed rezoning to the "RM-1" Multifamily 1 District is not consistent with the adopted Future Land Use Plan's designation of the property as commercial. However, since multifamily uses are allowed in the commercial zoning districts, the proposed use is consistent with the Future Land Use Plan. It is staff's opinion that the proposed

rezoning would not negatively impact the adjacent residential properties and 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 proposed amendment.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning to the “RM-1” Multifamily 1 District is not consistent with the adopted Future Land Use Plan’s designation of the property as commercial, however, multifamily uses are allowed in commercial districts. Therefore, the proposed use is consistent.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	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:

- Presentation - Aerial Map
- Ordinance
- Planning Commission Final Report