

Zoning Case #0122-04

Saratoga Palms Properties, Ltd.
Rezoning for a Property at 5409 Lipes Boulevard
From “RM-1/SP” To “RM-1/SP”



City Council
March 8, 2022

Zoning Pattern and Adjacent Development



Currently Zoned:

“RM-1/SP” Multifamily District with a Special Permit

Proposed Use:

246-unit apartment complex

Surrounding Uses:

- North: Crossgate Park
- South: Single-Family Residences
- East: Multifamily developments
- West: Multifamily development under construction and the Incarnate Word Convent

Public Notification

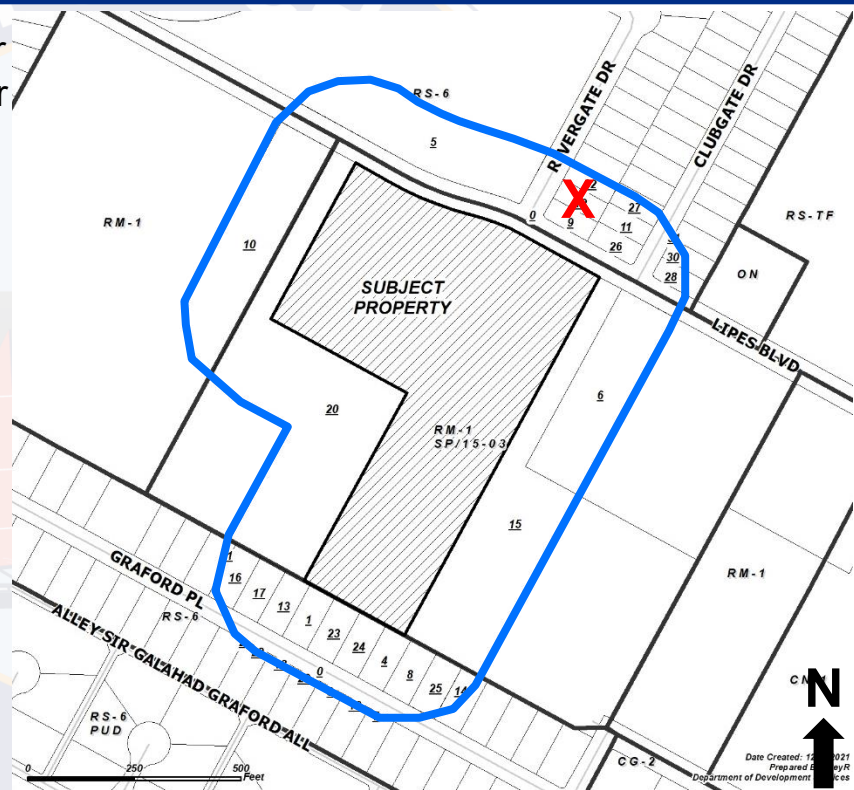
32 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (0.81%)
Separate Opposed Owners: 1

In Favor: 0 (0.00%)

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



Staff Analysis and Recommendation



- The proposed zoning is generally consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- PC & Staff Recommendation: Approval