



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/10/22
Second Reading Ordinance for the City Council Meeting 05/17/22

DATE: April 5, 2022
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 6801 Sandra Lane

CAPTION:

Zoning Case. No. 0322-03 Sergio and Martha Guerrero (District 5). Ordinance rezoning a property at or near 6801 Sandra Lane from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District.

SUMMARY:

The purpose of this rezoning is to allow for multifamily uses.

BACKGROUND AND FINDINGS:

The subject property is 0.5024 acres and with low density residential use. To the north property is zoned "RM-1" Multifamily District and vacant. To the south is zoned "CG-2" General Commercial with professional offices. To the east is zoned "RM-1" Multifamily with medium density residential uses. To the west is zoned "RM-1" and is vacant.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes approval of the change of zoning.

Conformity to City Policy

Although the proposed zoning is inconsistent with the Future Land Use Map, the proposed rezoning is consistent with many broader elements of the comprehensive plan. The proposed zoning warrants an amendment to the Future Land Use Map.

Public Input Process

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

As of April 5, 2022:

In Favor

0 inside notification area

0 outside notification area

In Opposition

1 inside notification area

0 outside notification area

Totaling 9.25% 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 "RM-1" Multifamily District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the rezoning from "RS-6" Single-Family 6 District to the "RM-1" Multifamily District on March 23, 2022.

Vote Count:

For: 7

Opposed: 0

Absent: 2

Abstained: 0

Staff recommends approval of the rezoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report