



AGENDA MEMORANDUM

Public Hearing and First Reading (Tabled) for the City Council Meeting of January 22, 2019
First Reading for the City Council Meeting of February 12, 2019
Second Reading for the City Council Meeting of March 19, 2019

DATE: December 26, 2018

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Rezoning property at or near 4130 South Alameda Street

CAPTION:

Case No. 1218-01 Carmelite Sisters: Request for rezoning a property at or near 4130 South Alameda Street from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

PURPOSE:

The purpose of this item is to allow for a future commercial use and reuse of the building.

RECOMMENDATION:

Planning Commission and Staff Recommendation (December 12, 2018): Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

Vote Results:

For: 9
Opposed: 0
Absent: 0
Abstained: 0

ALTERNATIVES:

1. Deny the request.
2. Approve the "RM-1,2, or 3" Multifamily Districts which allows multifamily, assisted living and group living uses.
3. Approve the "RM-3" Multifamily 3 District which in addition to multifamily, assisted living and group living, specifically allows a nursing or convalescent home.
4. Approve the "RS-6" Single Family 6 District with a Special Permit that allows one or more uses permitted in the CN-1 district and additional conditions to mitigate any potential nuisances.

OTHER CONSIDERATIONS:

The “CN-1” Neighborhood Commercial District allows multiple uses including but not limited to: Apartments, Group Living Uses, Day Care, Community Service, Medical Facilities, Offices, Overnight Accommodations, Restaurants, and Retail Sales and Service Uses.

Since the building was constructed in 1953, its age, historic assisted living use, and Spanish Mission Revival architectural design warrants further assessment for a national, state, or local historic designation to investigate avenues for preservation/reuse of the building, including tax credits for rehabilitation.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Midtown Area Development Plan (ADP), formerly known as the Southeast ADP and is planned for high density residential uses. The proposed rezoning to the “CN-1” Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2018-2019	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:

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