



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/12/24  
Second Reading Ordinance for the City Council Meeting 11/19/24

**DATE:** October 14, 2024

**TO:** Peter Zanoni, City Manager

**FROM:** Michael Dice, Interim Director  
Development Services Department  
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Rezoning for a property at or near 314 Clifford Street

### **CAPTION:**

Zoning Case No. ZN8420, Karl Schlatter: (District 2) Ordinance rezoning property at or near 314 Clifford Street from the "RS-6" Single Family 6 District to the "RS-6/H Single Family 6 District with a Historic Overlay. (Landmark Commission and Staff recommend approval) (Requires 2/3 Vote).

### **SUMMARY:**

The purpose of the rezoning request is to designate a historic overlay to honor the cultural history and the distinct architectural features of the property.

The Landmark Commission (LMC) initiated the rezoning on June 20, 2024. The LMC held a public hearing on September 26, 2024, and recommended approval to the City Council. A public hearing will also be held at the City Council. The property owner consents to the designation.

### **BACKGROUND AND FINDINGS:**

#### **Historical Profile:**

- The building was constructed circa 1928 (Over 50 years old).
- The footprint of the building was shown on the 1927 Sanborn map and noted: "From Plans."
- Tudor-style architecture that was trending in this community during this period.
- The home was completely restored according to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

#### **Conformity to City Policy**

The subject property is located within the Del Mar Subdivision and is planned for residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), the Unified Development Code and compatible with the adjoining residential properties.

The subject property meets the following review criteria for historic districts and landmarks as set in the UDC 3.4.4:

- The property has character, interest, or value as part of the development, heritage, or cultural characteristics of the City, State of Texas, or the United States.
- The property exemplifies the cultural, economic, social, or historic heritage of the City.
- The property embodies distinguishing characteristics of an architectural type of specimen.
- The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, or community of the City.

**Public Input Process**

Number of Notices Mailed  
 33 within 200-foot notification area  
 0 outside notification area

*As of September 26, 2024:*

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

**ALTERNATIVES:**

1. Denial of the change of zoning from the “RS-6” Single Family 6 District to the “RS-6/H” Single Family 6 District with a Historic Overlay.

**FISCAL IMPACT:** There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Landmark Commission and staff recommend approval of the zoning request. The Landmark Commission recommended approval of the zoning request September 26, 2024.

*Vote Count:*

For: 8  
 Opposed: 0  
 Absent: 2  
 Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
 Presentation - Aerial Map