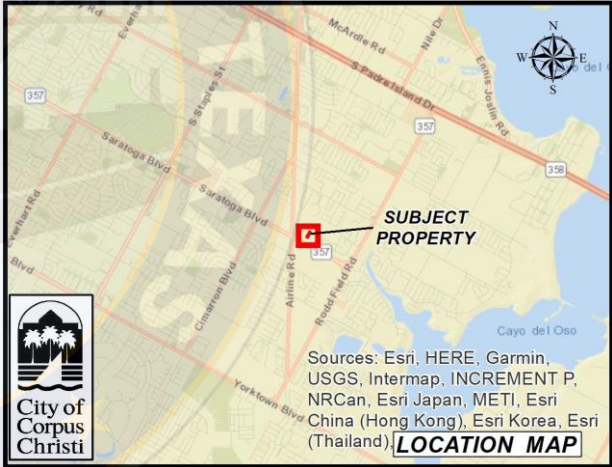


Zoning Case #0322-03

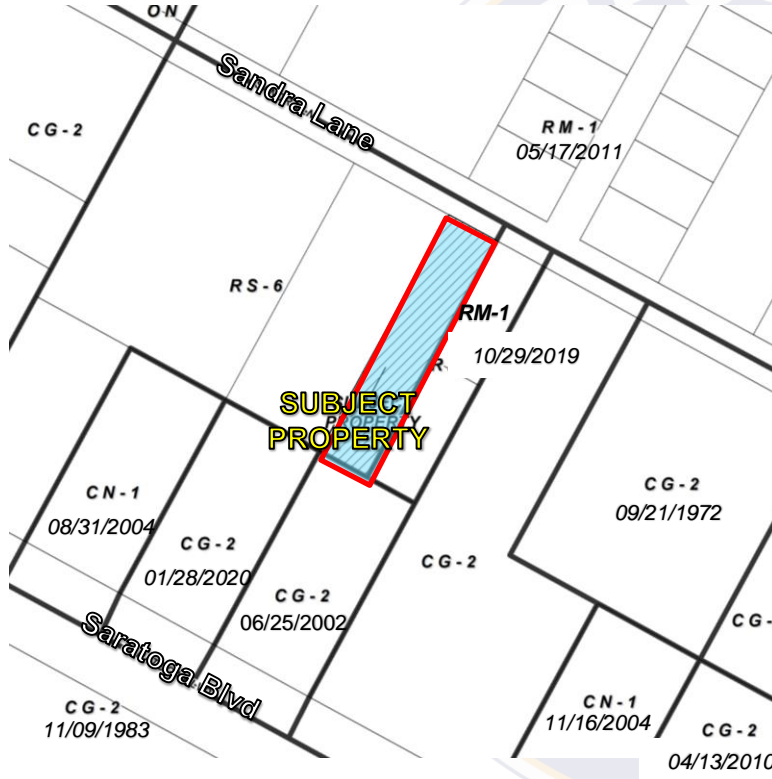
Sergio and Martha Guerrero

Rezoning for a property at 6801 Sandra Lane
From “RS-6” To “RM-1”
DISTRICT 5



City Council
May 10, 2022

Zoning and Land Use



Proposed Use:

Multifamily

Area Development Plan:

Southside (Adopted March 17, 2020)

Future Land Use Map:

Medium Density Residential/Commercial

Existing Zoning:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

- North: Vacant
- South: Professional Office
- East: Medium Density Residential
- West: Vacant/Low Density Residential

Public Notification

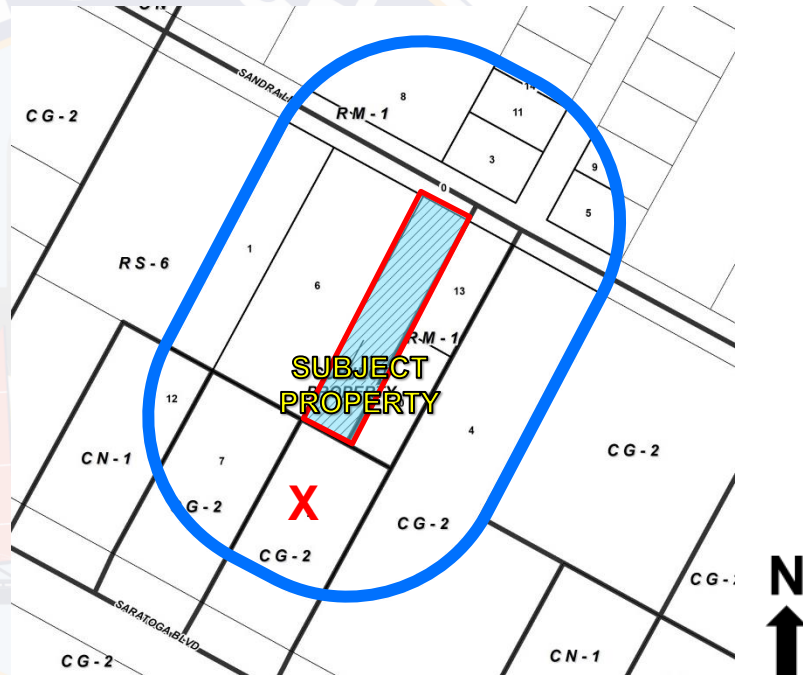
14 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (9.25%)
Separate Opposed Owners: 0

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*



Analysis and Recommendation

- The proposed zoning it is generally consistent with many broader elements of the with the Comprehensive Plan.
- Although the Future Land Use Map proposes commercial and medium density residential uses, the adjacent property to the east is zoned for multifamily uses.
- The Southside ADP states high-density residential uses, such as townhomes, cottage housing, apartments and condominiums are considered compatible with commercial uses.
- The proposed zoning is near to an arterial street and commercial uses and is adjacent to nonresidential zoning

PLANNING COMMISSION AND STAFF RECOMMENDATION: Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.