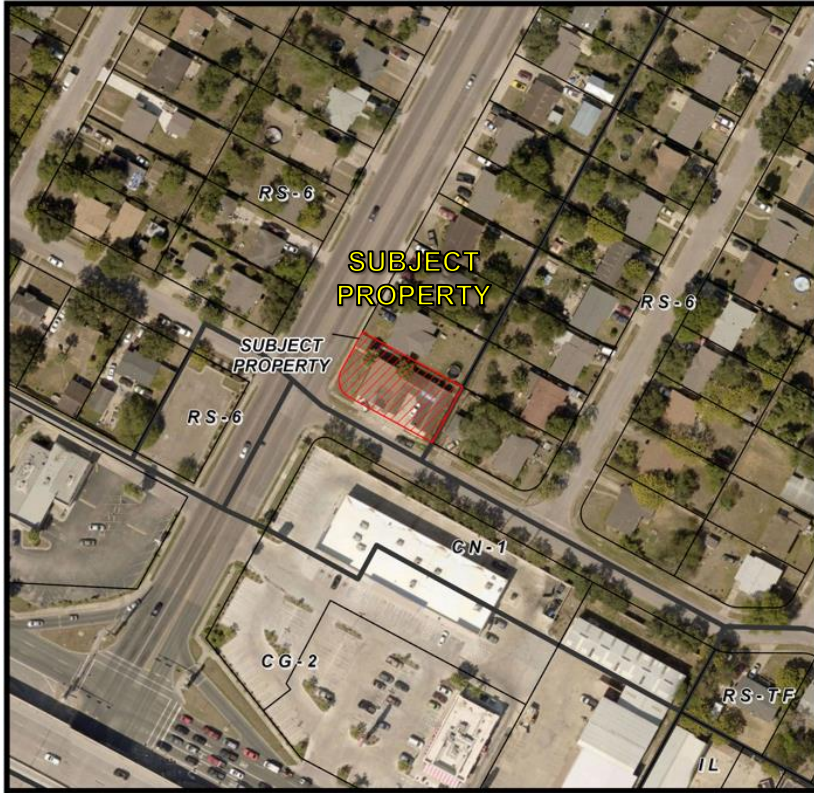


Zoning Case 0622-01



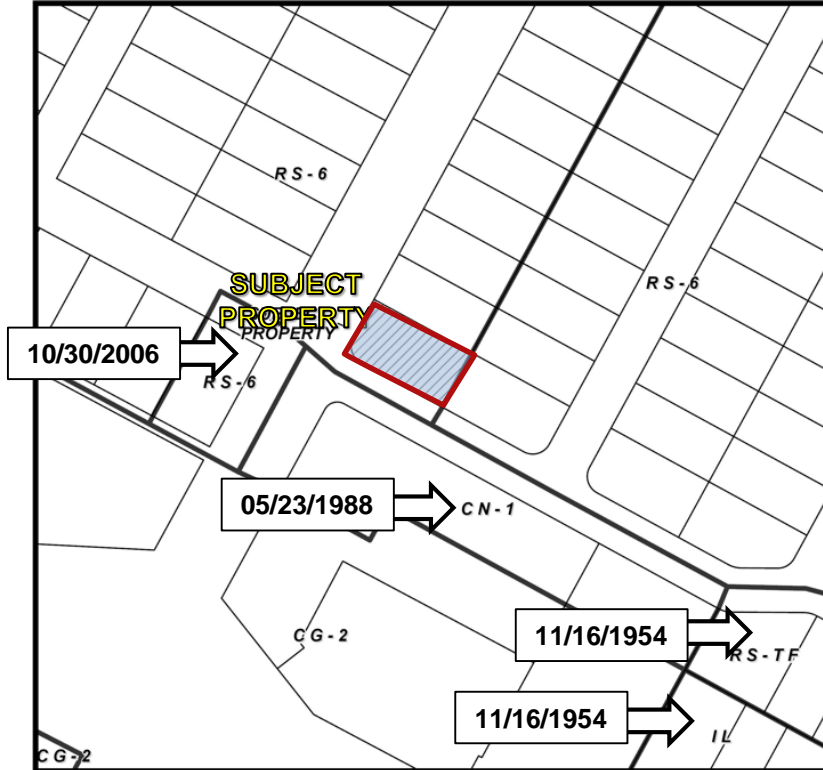
Palomino Realty & Management Corp DISTRICT 2

Rezoning for a property at 4958 Weber
From "RS-6" to "RS-TF"



City Council
August 30, 2022

Zoning and Land Use



Proposed Use:

Two-Family Residential use

Area Development Plan:

Southeast Area Development Plan

Future Land Use Map:

Medium-Density Residential

Existing Zoning:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

- North: Low-Density Residential
- South: Commercial
- East: Low-Density Residential
- West: Low-Density Residential and Commercial

Public Notification

22 Notices mailed inside 200' buffer
6 Notice(s) mailed outside 200' buffer

Notification Area

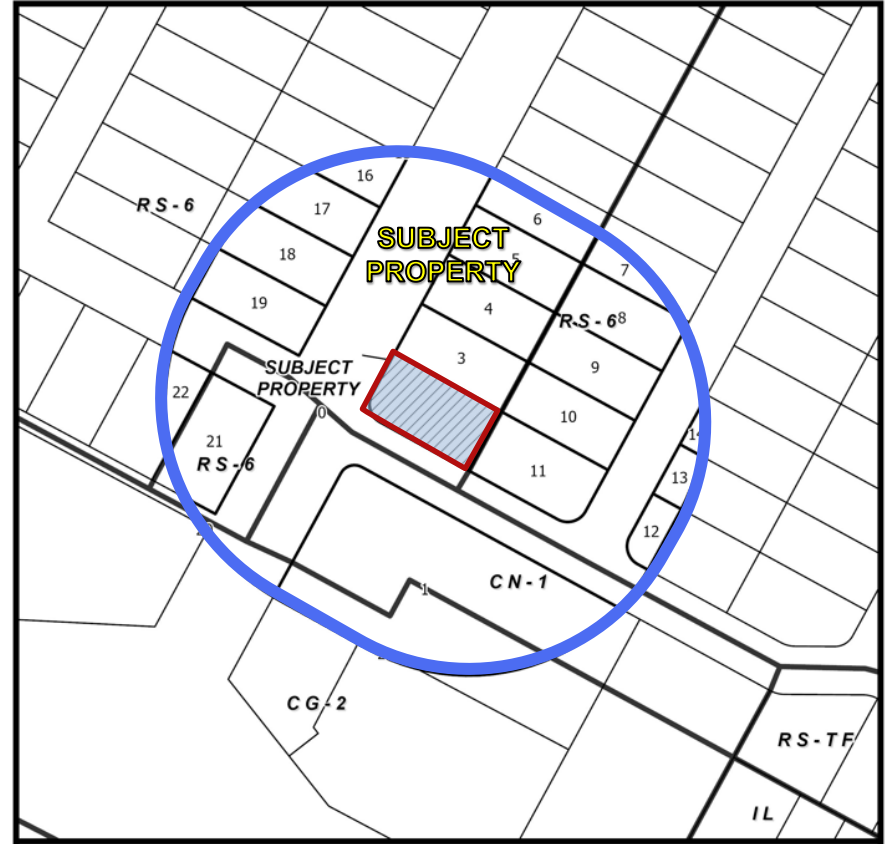
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



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



Analysis And Recommendation

- The applicant purchased the property in 2021.
 - Per the Nueces County Appraisal District, it consists of two main areas with four bedrooms.
 - The property is currently being used as a duplex, and the applicant would like to bring the property into conformity.
 - The rezoning will prompt a conversion permit, and a new Certificate of Occupancy
- The proposed rezoning is:
 - consistent with the Future Land Use Map
 - Consistent with many broader elements of the Comprehensive plan.
- Two-Family and Single-Family uses are both Medium-Density land uses.
- A two-family property can coexist with a neighborhood Single-Family homes.
- The two-family uses will provide a buffer between commercial uses to the south and the Single-Family neighborhood.

STAFF & PLANNING RECOMMENDATION: Approval of the rezoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.