



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 10/15/19
Second Reading Ordinance for the City Council Meeting 10/29/19

DATE: September 12, 2019
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 6805 Sandra Lane

CAPTION:

Case No. 0819-04, Mirabal Development Group, LC (District 5). Ordinance rezoning property at or near 6805 Sandra Lane from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

SUMMARY:

The purpose of the zoning request is to allow for the development of two four unit buildings.

BACKGROUND AND FINDINGS:

The subject property is 0.50 acres in size. The owner is proposing to construct two four unit multifamily buildings. The rezoning request is from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District. The current zoning "RS-6" Single-Family 6 District is primarily designed for single-family developments up to 7.26 dwelling units per acre. The proposed zoning of "RM-1" Multifamily 1 District is a zoning district that is primarily designed for multifamily developments up to 22 dwelling units per acre.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial use. The proposed rezoning to the "RM-1" Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC). The rezoning would warrant an amendment to the land use map to high density residential use. The subject property is compatible with the adjoining residential properties and does not have a negative impact upon the adjacent commercial properties. The proposed multifamily development is consistent with the existing town home and planned unit developments along Sandra Lane to the east and the multifamily zoning along Sandra Lane to the north. The multifamily development will also serve as a buffer between the remaining single-family residences to the west and the "CG-2" zoning to the east and south along Saratoga Boulevard (State Highway 357).

Public Input Process

Number of Notices Mailed

11 within 200-foot notification area
6 outside notification area

As of September 12, 2019:

In Favor

0 inside notification area

0 outside notification area

In Opposition

2 inside notification area

0 outside notification area

Totaling 15.75% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District on September 4, 2019.

ALTERNATIVES:

1. Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District. (3/4 vote required)

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District with following vote count.

Vote Count:

For: 8

Opposed: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report