



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/18/21
Second Reading Ordinance for the City Council Meeting 05/25/21

DATE: April 21, 2021
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Special Permit Time Extension for a mixed-use development at or near 4130 South Alameda

CAPTION:

Zoning Case No. 0321-04, ERF Real Estate, Inc.: (District 4) Ordinance amending Zoning Ordinance number 031728 by adding a twenty-four (24) month time extension to the special permit time limit initially approved.

SUMMARY:

The proposed use is speculative commercial and residential mixed-use development.

BACKGROUND AND FINDINGS:

The subject property is 6.82 acres in size. The subject property is currently zoned "RM-1/SP" Multifamily 1 District with a Special Permit and consists of newly vacant property. Planning Commission and staff recommended approval of the time extension.

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 special permit extension is generally consistent with the adopted Comprehensive Plan (Plan CC) and does not warrant an amendment to the Future Land Use Map. The proposed special permit extension is compatible with neighboring properties and with the general character of the surrounding area. This special permit extension does not have a negative impact upon the surrounding neighborhood.

Public Input Process

Number of Notices Mailed
37 within 200-foot notification area
5 outside notification area

As of April 21, 2021:

In Favor
1 inside notification area

In Opposition
3 inside notification area

0 outside notification area

0 outside notification area

Totaling 3.02% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the Special Permit Time Extension Request for an additional 24 months for Zoning Ordinance number 031728 on March 17, 2021.

ALTERNATIVES:

1. Denial of the Special Permit Time Extension Request for an additional 24 months.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the change of the zoning request.

Vote Count:

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

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report