



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 2/8/22
Second Reading Ordinance for the City Council Meeting 2/15/22

DATE: January 11, 2022

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 3302 South Alameda Street

CAPTION:

Zoning Case No. 1021-04, Doc Five: (District 2) Ordinance rezoning property at or near 3302 South Alameda Street from the "ON" Neighborhood Office District to the "ON/SP" Neighborhood Office District with a Special Permit. (3/4 Vote will be required to overrule the Planning Commission recommendation).

SUMMARY:

The purpose is to allow for the construction of an automated tunnel car wash.

BACKGROUND AND FINDINGS:

The subject property is 1.10 acres in size. The subject property is currently zoned "ON" Neighborhood Office District, consists of two professional office buildings, and was annexed in 1941. To the north across South Alameda Street is a retail business use and medical offices zoned "ON" Neighborhood Office District. Additionally, there is a single-family residential subdivision (Port Aransas Cliffs; 1927) zoned "RS-6" Single-Family 6 District. To the south is a medical office zoned "ON" Neighborhood Office District and Saint Patrick's Church and School zoned "RS-6" Single-Family 6 District. To the east is Saint Patrick's Church and School zoned "RS-6" Single-Family 6 District. To the west is Doctor's Regional Hospital zoned "CG-2" General Commercial District and "CN-1" Neighborhood Commercial District.

Conformity to City Policy

The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a commercial use. The proposed rezoning to the "ON/SP" Neighborhood Office District with a Special Permit is consistent with the adopted Comprehensive Plan (Plan CC).

Public Input Process

Number of Notices Mailed
13 within 200-foot notification area
4 outside notification area

As of November 24, 2021:

In Favor

0 inside notification area

1 outside notification area

In Opposition

2 inside notification area

6 outside notification area

Totaling 4.11% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

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

ALTERNATIVES:

1. Denial of the zoning from the "ON" Neighborhood Office District to the "ON/SP" Neighborhood Office District with a Special Permit

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended denial of the zoning from the "ON" Neighborhood Office District to the "ON/SP" Neighborhood Office District with a Special Permit on December 8, 2021.

Vote Count:

For: 4

Opposed: 3

Absent: 2

Abstained: 0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report