



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 3/22/22
Second Reading Ordinance for the City Council Meeting 3/29/22

DATE: February 16, 2022

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning a property at or near 2407 Mary Street

CAPTION:

Zoning Case No. 0122-01, Javier de la Garza: (District 1) Ordinance rezoning property at or near 2407 Mary Street from the "RM-1" Multifamily District to the "RS-4.5" Single-Family 4.5 District.

SUMMARY:

The purpose is to allow for the construction of single-family homes.

BACKGROUND AND FINDINGS:

The subject property is 0.34 acres in size. The subject property is currently zoned "RM-1" Multifamily District, consists of only one single-family home, and a portion that has remained undeveloped since annexation. To the north, south, east and west are either single-family homes or existing multifamily developments zoned either "RS-6" Single-Family 6 District or "RM-3" Multifamily District.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium-density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. The owner is proposing to keep the single-family house currently on the property and build two additional single-family homes. As most homes in the neighborhood are existing non-conforming lots with shortened setbacks and smaller than required lot widths, the rezoning is in keeping with the character of the neighborhood.

Public Input Process

Number of Notices Mailed
32 within 200-foot notification area
7 outside notification area

As of January 26, 2021:

In Favor
0 inside notification area
0 outside notification area

In Opposition
0 inside notification area
0 outside notification area

Totaling 0.00% 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 "RM-1" Multifamily District to the "RS-4.5" Single-Family 4.5 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the zoning from the "RM-1" Multifamily District to the "RS-4.5" Single-Family 4.5 District on January 26, 2021.

Vote Count:

For: 7
Opposed: 0
Absent: 2
Abstained: 0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report