

Zoning Case 0522-01

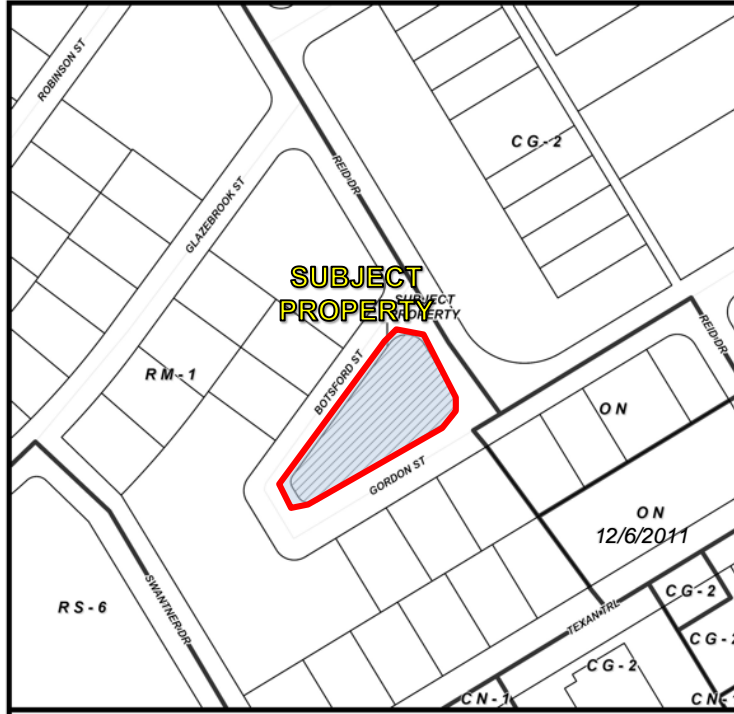
Corpus Note Acquisitions LLC DISTRICT 2

Rezoning for a property at 3241 Reid Drive
From "RM-1" To "ON"



City Council
August 9, 2022

Zoning and Land Use



Proposed Use:

Medical Office

Area Development Plan:

Southeast Area Development Plan

Future Land Use Map:

High Density Residential

Existing Zoning:

"RM-1" Multifamily District

Adjacent Land Uses:

- North: Public/Semi Public & Commercial
- South: Medium Density Residential, Vacant
- East: Professional Office & Commercial
- West: Public/Semi-Public, Medium Density Residential, & Vacant

Public Notification

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

Notification Area

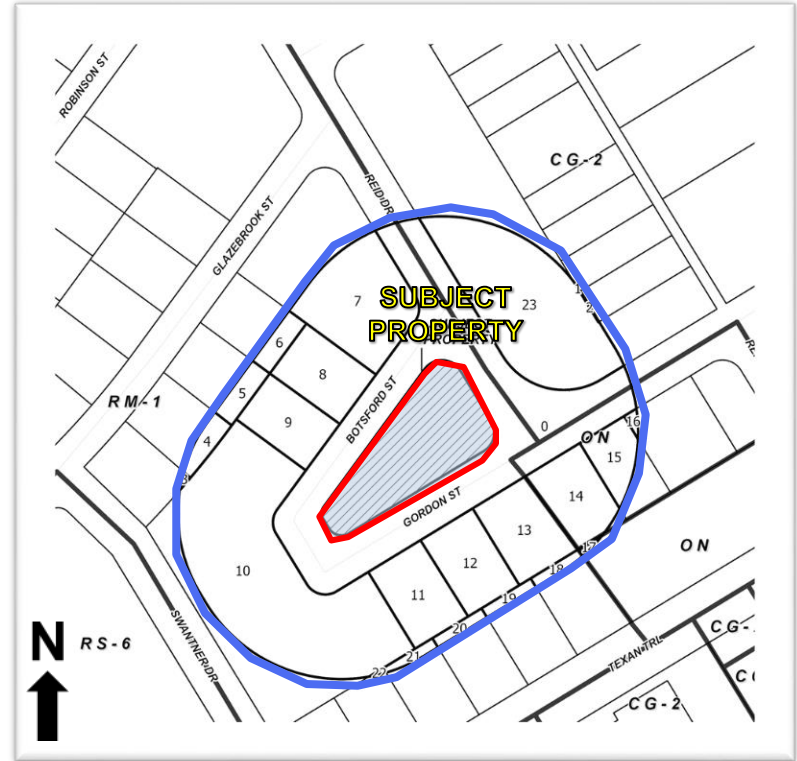
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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.



Staff Analysis & Recommendation

- Although the proposed zoning is inconsistent with the Future Land Use Map, it is generally consistent with many broader elements of the with the Comprehensive Plan.
- Although the Future Land Use Map proposes high density residential uses, the adjacent land uses include multifamily and professional office.
- The Southeast Area Development plan proposes placing low intensity activities, such as professional office, next to residential uses.
- The proposed zoning is near an arterial street and other commercial uses.
- **STAFF RECOMMENDATION: Approval of the rezoning from “RM-1” Multifamily District to the “ON” Neighborhood Office District.**