



## **AGENDA MEMORANDUM**

Public Hearing/First Reading Ordinance for the City Council Meeting 5/21/2019  
Second Reading Ordinance for the City Council Meeting 6/11/2019

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**DATE:** April 22, 2019

**TO:** Peter Zaroni, City Manager

**FROM:** Nina Nixon-Mendez, FAICP, Director,  
Development Services Department  
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Rezoning property at or near 2110 Laguna Shores Road
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### **CAPTION:**

Case No. 0319-02 B&A Terra Firma Development, LLC: Ordinance rezoning property at or near 2110 Laguna Shores Road from the "RE" Residential Estate District to the "RM-2" Multifamily 2 District

### **PURPOSE:**

The purpose of this item is to allow for the construction of an apartment complex.

### **BACKGROUND AND FINDINGS:**

The subject property is 15.96 acres in size. The owner is proposing to construct an apartment complex.

### **ALTERNATIVES:**

1. Deny the request.
2. Approval of the "RM-2" Multifamily 2 District (Requires  $\frac{3}{4}$  Vote).

### **OTHER CONSIDERATIONS:**

The applicant has expressed a desire to amend their rezoning application in order to request the "RS-6" Single-Family 6 District. (Requires  $\frac{3}{4}$  Vote).

### **CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RM-2" Multifamily 2 District is inconsistent with the adopted Comprehensive Plan (Plan CC).

### **EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

X Operating      ☐ Revenue      ☐ Capital      ☐ Not applicable

<b>Fiscal Year: 2018-2019</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

**Funding Detail:**

Fund: N/A  
Organization/Activity: N/A  
Mission Element: N/A  
Project # (CIP Only): N/A  
Account: N/A

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (April 17, 2019):

Denial of the change of zoning from the "RE" Residential Estate District to the "RM-2" Multifamily 2 District.

Vote Results:

For: 0  
Opposed: 6  
Absent: 2  
Abstained: 1

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report