



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 01/26/21
Second Reading Ordinance for the City Council Meeting 03/02/21

DATE: December 30, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 1401 North Alameda Street

CAPTION:

Zoning Case No. 1020-01, Tex-Isle, LLC.: (District1). Ordinance rezoning property at or near 1401 North Alameda Street from the "RM-1" Multifamily Residential District to the "IL" Light Industrial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a laydown yard. On February 9th, the City Council conducted a public hearing and voted to table the rezoning case and directed staff to draft language for a potential Special Permit.

BACKGROUND AND FINDINGS:

The subject property is 4.23 acres in size and was zoned "RM-1" Multifamily 1 District in the early 1970s. Northside Manor, originally located on the subject property, was demolished in 2016. The subject property was part of the original founding of the City in 1852. On the same block as the subject property is an existing single-family residence that is currently occupied. To the north across West Broadway Street is the Union Pacific Rail line and a City Wastewater Treatment Plant (Broadway). The Downtown Area Development Plan, newly codified in 2018, states that this area may provide possibilities for new workforce housing in a band of development near Staples Street, if/once the proposed Staples Street expansion is completed.

Conformity to City Policy

The subject property is located within the boundaries of the Downtown Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC) and is incompatible with neighboring properties and with the general character of the surrounding area. The proposed "IL" Light Industrial District constitutes a dramatic increase in the intensity of land uses that is surrounded by multifamily zoning districts. The only industrially zoned properties in the Washington-Coles neighborhood are located north of the subject property and across West Broadway Street.

Public Input Process

Number of Notices Mailed
52 within 200-foot notification area
6 outside notification area

As of December 30, 2020:

In Favor	In Opposition
6 inside notification area	14 inside notification area
0 outside notification area	0 outside notification area

Totaling 13.523% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended denial of the change of zoning from the “RM-1” Multifamily Residential District to the “IL” Light Industrial District on October 12, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “RM-1” Multifamily Residential District to the “IL” Light Industrial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends denial of the zoning request.

Vote Count:

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

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report