



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/16/21
Second Reading Ordinance for the City Council Meeting 02/23/21

DATE: January 13, 2021

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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| Rezoning a property at or near 4518 Saratoga Boulevard (SH 357) |
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CAPTION:

Zoning Case No. 1220-03, The Episcopal Church Corporation in West Texas: (District 3) Ordinance rezoning property at or near 4518 Saratoga Boulevard (State Highway 357) from the "RS-6" Single Family 6 District to the "ON" Office Neighborhood District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a professional office building.

BACKGROUND AND FINDINGS:

The subject property is 1.50 acres in size. The subject property is currently zoned "RS-6" Single Family 6 District and is a portion of a larger 2.50 acre property. The property was annexed in 1962.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a Medium-Density Residential use. The proposed rezoning to the "ON" Neighborhood Office District is generally consistent with the adopted Comprehensive Plan (Plan CC) and does not have a negative impact upon the adjacent residential or multifamily properties. The property is currently occupied by a vacant church with associated parking. Surrounding properties have been established single-family residential neighborhoods and multifamily residential for the last 40 to 50 years.

Public Input Process

Number of Notices Mailed
26 within 200-foot notification area
8 outside notification area

As of March 12, 2021:

In Favor

9 inside notification area

0 outside notification area

In Opposition

20 inside notification area

5 outside notification area

Totaling 8.69% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended denial of the change of zoning from the "RS-6" Single Family 6 District to the "ON" Office Neighborhood District on December 9, 2020.

ALTERNATIVES:

1. Approval of the change of zoning from the "RS-6" Single Family 6 District to the "ON" Office Neighborhood District. (3/4 vote to overturn Planning Commission's recommendation)

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended denial of the change of zoning from the "RS-6" Single Family 6 District to the "ON" Office Neighborhood District with following vote count.

Vote Count:

For: 9

Opposed: 0

Absent: 0

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report