



City Commission Agenda Item

Meeting Date: 7/19/22
From: Josh White, Principal Planner
Item: 2305 N 8th St Rezone

Purpose: An ordinance authorizing the rezone of 2305 N 8th Street , from R-1 (Low Density Residential District) to R-3 (Medium Density Residential District). (Roll Call Vote)

Background:

Jose Paz-Ontiveros has requested 2305 N 8th Street be rezoned. The surrounding area is comprised of residential uses. The property consists of approximately 3.4 acres. The project will be to develop a duplex in addition to the existing single family home on the site. A portion of the site is within the floodplain. The applicants are requesting a rezone from R-1, Low Density Residential District to an R-3, High Density Residential District. The Planning Commission held a public hearing on Tuesday, April 12, 2022 and voted 6-1 to recommend that the City Commission deny the request citing concerns from citizens about additional housing causing additional traffic on 8th Street which is already insufficient and about the majority of the property being within an established floodplain.

An alternative to this proposal could be to split the property in accordance with the lot split requirements and build an additional single family home there. The Floodplain Management Ordinance would be followed for any development in the floodplain. The new home would also be required to connect to the city sanitary sewer system. This alternative would not require a rezone.

At the City Commission meeting on Tuesday, June 7, 2022, this item was tabled and sent back to the Planning Commission for further review. The Planning Commission revisited this item at their meeting on Tuesday, July 12, 2022 and voted to _____. (The packet deadline was prior to this meeting, this item will be updated at a later date. For this reason, there are three versions of the ordinance attached).

Commission Options:

1. Approve ordinance on the first reading
2. Table and approve on second reading
3. Dissapprove ordinance with 2/3 majority
4. Table and send back to Planning Commission for further consideration

Fiscal Impact:

Amount: Cost of publication

Fund: _____ Included in Budget Department: _____ Expense Code: _____
_____ Grant _____ Bonds _____ Other (explain)

Attachments: Staff report, ordinance

Approved for Agenda by:

A handwritten signature in black ink, appearing to read 'Randy Frazer', with a long horizontal flourish extending to the right.

Randy Frazer, City Manager