



Planning Commission Agenda Item

Meeting Date: 10/10/23
From: Josh White, Principal Planner
Item: Former Sleeth Ballpark Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning Blocks 19, 20 & 21 of Sleeth Addition from a P (Public Use District) to an R-3 (High Density Residential District).

Background:

The subject property is located the former Sleeth Ballpark. The surrounding area is comprised of residential, commercial, and public uses. Single Family Residential is to the north and west of the site. The Wastewater Treatment Plant is to the south. To the east is the dance studio and a construction business and yard both outside the city limits. The property consists of approximately 7.87 acres. The project will be to develop a residential subdivision. The applicant is requesting a rezone from P, Public Use District to an R-3, High Density Residential District. The City has entered into a memorandum of understanding with Alfredo Sampayo and his partners to develop additional housing. It is the recommendation of staff that the requested rezoning P to R-2 be approved based on the following conclusions:

- The property has remained underutilized since 2011.
- The public use of a ballpark no longer exists as the facility moved to the high school.
- The project should not adversely affect the neighboring properties as it will match the residential uses in the neighborhood.
- Public health, safety and general welfare should not be negatively impacted by this rezoning.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone Blocks 19, 20 & 21 of Sleeth Addition from a P (Public Use District) to an R-3 (High Density Residential District).

Attachments:

Staff report

Presentation Link: <https://arcg.is/1qLe0j0>