



City Commission Agenda Item

Meeting Date: 8/16/22
From: Josh White, Principal Planner
Item: 405 S 3rd St Rezone

Purpose: An ordinance authorizing the rezoning of 405 S 3rd Street , from C-3 (General Commercial District) to R-1 (Low Density Residential District). (Roll Call Vote)

Background:

Jose and Corinna Garcia have requested 405 S 3rd Street be rezoned. The surrounding area is comprised of public and residential uses. The City Water Treatment Facility and school district bus barn is to the west. Residential can be found north, south and east of the site. The property consists of approximately 0.51 acres. The project will be to convert the former greenhouse into a dwelling. The applicants are requesting a rezone from C-3, General Commercial District to an R-3, High Density Residential District. Staff recommends approval of the rezone request. The Planning Commission held a public hearing on Tuesday, July 12, 2022. At the close of the public hearing due to concerns about allowing multiple dwelling units on the property and after consultation with the applicants, the Planning Commission voted unanimously to recommend the property be rezoned to R-1, Low Density Residential District. While staff understands the Planning Commission's concerns, we still recommend the property be rezoned to R-3, High Density Residential District to match the surrounding zoning district. For this reason, two versions of the ordinance are attached to this report along with the staff report. The title of this item reflects the recommendation of the Planning Commission.

Commission Options:

1. Approve ordinance on the first reading
2. Table and approve on second reading
3. Take recommendation of staff and rezone to R-3 and approve that ordinance with 2/3 majority.
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: _____ Department: _____ Expense Code: _____
Included in Budget _____ Grant _____ Bonds _____ Other (explain) _____

Attachments: Staff report, ordinance

Approved for Agenda by:

Randy Frazer, City Manager

