



# City Commission Agenda Item

**Meeting Date:** 5/3/22  
**From:** Josh White, Principal Planner  
**Item:** 2305 N 8<sup>th</sup> St Rezone

**Purpose:** An ordinance denying the petition to rezone of 2305 N 8<sup>th</sup> 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 8<sup>th</sup> 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 8<sup>th</sup> 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.

**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: \_\_\_\_\_ Department: \_\_\_\_\_ Expense Code: \_\_\_\_\_  
Included in Budget \_\_\_\_\_ Grant \_\_\_\_\_ Bonds \_\_\_\_\_ Other (explain) \_\_\_\_\_

**Attachments:** Staff report, ordinance

**Approved for Agenda by:**

Randy Frazer, City Manager