



STAFF REPORT
10/14/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1168 Amending Change of Zone No. 18-10 by adding a minimum residential density of 20 units per acre in the RM (General) and RM (Urban) zoning district designators for approximately 72.6 acres of vacant agricultural land generally located south of Avenue 50, west of Tyler Street, approximately ¼ mile north of Avenue 52. City-Initiated. *(Second Reading)*

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1168 establishing a minimum residential density of 20 units per acre in the RM (General) and RM (Urban) zoning districts of the Zona Central project located on the south side of Avenue 50, west of Tyler Street, and approximately ¼ mile north of Avenue 52.

DISCUSSION/ANALYSIS:

On September 9, 2020 the City Council introduced for first reading, by title only, Ordinance No. 1168 which approved a modification to Change of Zone 18-10 by changing the RM (Multifamily Residential) zoning districts to reflect a “minimum density” of 20 units per acre as follows:

Existing Zoning Designators:

RM – Residential Multifamily (General Neighborhood)
RM – Residential Multifamily (Urban Neighborhood)

Proposed Zoning Designators:

RM – Residential Multifamily (General 20-25 dwelling units per acre)
RM – Residential Multifamily (Urban 25-38 dwelling units per acre)

The attached Ordinance No. 1168 has the Change of Zone Exhibit reflecting the above changes.

ALTERNATIVES:

1. Adopt Ordinance No. 1168.

2. Take no action.
3. Continue this matter and provide direction.

FISCAL IMPACT:

None.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment: Ordinance No. 1168 (2nd Reading)