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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KENNETH D. ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ADOPTION OF ORDINANCE #361 FOR REZONING IN THE PLAT OF RAVEN STREAM VILLAGE FIRST ADDITION FROM B2 COMMUNITY COMMERCIAL TO RM MEDIUM DENSITY RESIDENTIAL, AS PROPOSED BY CALVARY CHURCH OF NEW PRAGUE
DATE: MAY 8TH, 2026

The Planning Commission heard the rezoning and reguiding request at their April 22nd meeting, for a portion of land approximately 7.8 acres in size, along Main Street/HW19 and south of Raven Stream Elementary School. The total lot is 13.43 acres, but the applicant, Calvary Church of New Prague, is proposing to just reguide and rezone the west 750 feet of the lot. The applicant is proposing to reguide and rezone the property from B2 Community Commercial to the RM Medium Density Residential Zoning District. Their goal is to sell the rezoned portion of the property to a developer in the future, to fund the building of a church on the east portion of the lot.

The Planning Commission recommended approval of the amendment to the Comprehensive Plan and to rezone certain property as described above from B2 Community Commercial to RM Medium Density Residential on a unanimous vote (4-0) based on the findings listed in the staff report.

On May 4th, the City Council approved the resolution to amend the comprehensive plan and also held the first reading to introduce the proposed rezoning ordinance. The ordinance was posted on May 5th as required by state statute.

Staff Recommendation

Staff recommends conducting the second reading and to adopt the attached ordinance "...Rezoning a property...".