



## Legislation Details (With Text)

**File #:** Ord. 2018-52    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Individual Consideration  
**File created:** 11/16/2018    **In control:** City Council  
**On agenda:** 12/4/2018    **Final action:**  
**Title:** Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-52 (ZC-18-16), amending the Official Zoning Map of the City by rezoning a 1.206 acre, more or less, tract of land, being lots 17 through 22 of the Z Williamson Second Addition located at Earle Street and Baylor Avenue, from "SF-6" Single-Family Residential District to "ND-3" Neighborhood Density District-3; approving a regulating plan associated with such zoning map amendment; and including procedural provision; and consider approval of Ordinance 2018-52, on the first of two readings.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. ZC-18-16 Council Cover Memo, 3. ZC-18-16 Notification Map, 4. ZC-18-16 Notice List, 5. ZC-18-16 Aerial Map, 6. ZC-18-16 Staff Report - 12.4.pdf, 7. ZC-18-16 CompPlanAnalysis, 8. ZC-18-16 Reg Plan, 9. ZC-18-16 SFPB, 10. ZC-18-16 Application, 11. ZC-18-16 Survey, 12. Combined Citizen Letters, 13. 12.04.18 CC Presentation

Date	Ver.	Action By	Action	Result
12/4/2018	1	City Council	postponed	Pass

**AGENDA CAPTION:**

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-52 (ZC-18-16), amending the Official Zoning Map of the City by rezoning a 1.206 acre, more or less, tract of land, being lots 17 through 22 of the Z Williamson Second Addition located at Earle Street and Baylor Avenue, from "SF-6" Single-Family Residential District to "ND-3" Neighborhood Density District-3; approving a regulating plan associated with such zoning map amendment; and including procedural provision; and consider approval of Ordinance 2018-52, on the first of two readings.

**Meeting date:** December 4, 2018

**Department:** Planning & Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☒ Land Use - Direct Growth, Compatible with Surrounding Uses

☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Not Applicable

**Master Plan:** [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

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**Background Information:**

The property owner would like to rezone the property to Neighborhood Density -3 (ND-3) in order to subdivide the property into a maximum of 12 lots and construct zero lot line houses. The site is currently vacant.

The property is located in an Existing Neighborhood on the Comprehensive Plan, therefore, an Existing Neighborhood Regulating Plan is required to accompany the zoning request. If approved, the applicant will construct "Zero Lot Line House" Building Types on the property in accordance with the attached Existing Neighborhood Regulating Plan.

Any deviations from the attached Existing Neighborhood Regulating Plan will require Planning and Zoning Commission and City Council approval.

**Council Committee, Board/Commission Action:**

At their November 13 meeting, the Planning & Zoning Commission voted 7-1 to **deny** this zoning change request. Adoption of a motion to approve this zoning change request would require affirmative votes from at

least 6 members of the City Council.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff recommended **approval** of the request.