



City Council Communication

AGENDA DATE: May 5, 2025

LEGISTAR ITEM #: Z24-0006

SUBMITTED BY: Dalton Guerra
Development

DEPARTMENT: Community

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation
<input type="checkbox"/> Admin Business	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Other

REQUEST

Approve an ordinance to rezone two properties located at 6925 & 6981 East 54th Place from R-2 (Single-Family Attached Residential District) to I-2 (Medium Intensity Industrial District).

BACKGROUND

The request is for a zone change for two adjacent properties from R-2 (Single-Family Attached Residential District) to I-2 (Medium Intensity Industrial District). The subject property's R-2 zoning is currently an anomaly within the surrounding area, which is zoned I-2, and was reflective of the residential use of the property until 2010, when the residence was demolished. The two properties total approximately 1.4 acres and will be consolidated into one lot. There are two concurrent applications under review for this site, including a Final Plat (S25-0003) and a Development Plan (D25-0003). The applicant's intent is to rezone the subject properties to I-2 and consolidate the two lots into one lot to allow for outdoor storage adjacent to their existing truck repair business.

A decision for this case must be based on the following criteria from Sec. 21-3232(5) of the Land Development Code.

- a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or
- b) The zone change meets all of the following:

CITY COUNCIL COMMUNICATION CONTINUED

i.	The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;
ii.	The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
iii.	The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
iv.	The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
v.	There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and
vi.	The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

FINANCIAL IMPACT

Contractor	N/A
Amount of Request/Contract	\$N/A
Amount Not To Exceed	\$N/A
Amount Budgeted	\$N/A
Budget Year	FYN/A
Funding Source	N/A
Additional Funds Needed	\$N/A
Funding Source (if funds needed)	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A
Years and Months of Contract	Number of Times Renewable
N/A	N/A

CITY COUNCIL COMMUNICATION CONTINUED

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	Section 21-3232 of the Land Development Code requires the City Council to receive a recommendation from Planning Commission and consider the request at a public hearing.		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	5-0
Date of Recommendation	April 1, 2025

PUBLIC OUTREACH

None, other than standard referrals and standard public hearing notice requirements.

AVAILABLE ACTIONS

- Available Action #1: Approve Z24-0006, to find that the requested rezone from R-2 (Single-Family Attached Residential District) to I-2 (Medium Intensity Industrial District) zoning for the properties located at 6925 & 6981 East 54th Place meets the criteria of the Land Development Code.
- Available Action #2: Deny Z24-0006, to find that the requested rezone from R-2 (Single-Family Attached Residential District) to I-2 (Medium Intensity Industrial District) zoning for the properties located at 6925 & 6981 East 54th Place fails to meet the criteria of the Land Development Code.

STAFF RECOMMENDATION

Staff recommends available action #1, approving the ordinance to rezone two properties from R-2 (Single-Family Attached Residential District) to I-2 (Medium Intensity Industrial District) zoning for the properties located at 6925 & 6981 East 54th Place.

CITY COUNCIL COMMUNICATION CONTINUED