



## City Council Regular Meeting AGENDA ITEM

NUMBER: 21
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<b>SUBJECT:</b> <b>Ordinance No. 3245:</b> An Ordinance Related to Zoning; Reclassifying 8.16 ± Acres from R-E (Ranch Estates District) to R-CL (Residential Compact Lot District) (ZN-02-2025, N. 5 <sup>th</sup> and Hammer) Consisting of 67 Single-Family Residential Lots for Property Located at the Northwest Corner of Hammer Ln. and Donna St. and Providing for Other Matters Properly Related Thereto. (Ward 4 - Cherchio) (Set Final Action for April 16, 2025)	
<b>REQUESTED BY:</b> Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development	<b>WARD:</b> (Ward 4 - Cherchio)
<b>RECOMMENDATION OR RECOMMEND MOTION:</b> Introduce Ordinance No. 3245 on April 2, 2025 and set matter for final action at the City Council meeting on April 16, 2025.	
<b>FISCAL IMPACT:</b>	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At its meeting on March 12, 2025, the Planning Commission unanimously (7-0) voted to recommend approval for rezoning application ZN-02-2025.

The applicant is requesting consideration to reclassify (rezone) the subject site from R-E, Ranch Estates District to R-CL, Single-Family Compact Lot Residential District. The proposed rezoning is to allow 67 single family homes on approximately 8.16 net acres located at the northwest corner of Hammer Ln. and Donna St. The Comprehensive Master Plan Land Use designation for the subject site is currently Ranch Estates (proposed Single-Family Medium).

**Attachments:**

- Ordinance No. 3245
- Staff Report with Attachments

CIP No.	Related Item: ZN-02-2025, AMP-01-2025
LIST CITY COUNCIL GOAL(S): Infrastructure Enhancement, Community Health and Well-Being	

PREPARED BY:  Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development	Respectfully Submitted  Micaela R. Moore, City Manager	MEETING DATE:  April 2, 2025
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