



City Council Regular Meeting AGENDA ITEM

NUMBER: 15

SUBJECT:

ZN-02-2025 and Ordinance No. 3245: An Ordinance Related to Zoning; Reclassifying 8.16 ± Acres from R-E, (Ranch Estates District) to an R-CL (Residential Compact Lot District) (ZN-02-2025, N. 5th 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 Relating Thereto. (Ward 4 - Cherchio) (For Possible Action; Recommendation – Pass and Adopt)

REQUESTED BY:

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development

WARD:

(Ward 4 - Cherchio)

RECOMMENDATION OR RECOMMEND MOTION:

Pass and adopt Ordinance No. 3245.

FISCAL IMPACT:

ACCOUNT NUMBER:

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 Lane and Donna Street. The Comprehensive Master Plan Land Use designation for the subject site is currently Ranch Estates (proposed Single-Family Medium).

This Ordinance was introduced at the City Council meeting on April 2, 2025.

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:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development	Micaela R. Moore, City Manager	April 16, 2025