



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