Legislation Details (With Text)

File #:	2018-5226		
Type:	Ordinance	**Status:**	Approved
File created:	2/13/2018	**In control:**	City Council
On agenda:	3/8/2018	**Final action:**	3/8/2018
Title:	Consider public testimony regarding, and an ordinance rezoning approximately 8.54 acres from SF-2 (Single family - standard lot) to C-1a (General commercial - limited), located northeast of the intersection of Palm Valley Blvd. and N. A.W. Grimes Blvd.. (First Reading)*		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A, 3. Aerial photo, 4. Vicinity map with zoning		

Date	Ver.	Action By	Action	Result
3/8/2018	1	City Council	approve	Pass
3/8/2018	1	City Council	dispense with the second reading and adopt	Pass

Consider public testimony regarding, and an ordinance rezoning approximately 8.54 acres from SF-2 (Single family - standard lot) to C-1a (General commercial - limited), located northeast of the intersection of Palm Valley Blvd. and N. A.W. Grimes Blvd.. (First Reading)*

The 8.54-acre property was annexed into the City in 1979 and is part of 22.71 acres owned by the Church of Christ. The entire tract is zoned as SF-2 (Single family - standard lot) and the owner intends to sell a portion of the 8.54 acres for commercial development. The General Plan designates the property for commercial uses. The site has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic.

Rezoning and developing the 8.54-acre frontage has the potential to limit the use of the remainder of the property if the existing access drive is not upgraded to a full public street. For example, should this remainder area in the rear be developed as a single-family subdivision of more than 29 lots, the access drive to E. Palm Valley Blvd. would need to be upgraded to a 65-foot wide collector street. This would also require that the hooded left turn lane in the median be moved to the east. There are no plans for development of residential lots on the remainder area and the property owner has acknowledged the potential constraint this rezoning will place on the land in writing to the City.

The Planning and Zoning Commission held a public hearing at their meeting on February 7, 2018 and there were no speakers for or against the rezoning. The commission voted 7-0 to recommend approval of the rezoning.

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