



## AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of January 28, 2014  
Second Reading Ordinance for the City Council Meeting of February 11, 2014

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**DATE:** January 16, 2014

**TO:** Ronald L. Olson, City Manager

**FROM:** Mark E. Van Vleck, P.E., Director, Development Services Department  
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**Rezoning from Single-Family to Multifamily  
For Hammond Jones Development  
Property Address: 1301 Daly Drive**

### **CAPTION:**

Case No. 0114-01 Hammond Jones Development: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, not resulting in a change to the Future Land Use Plan. The property is described as being a 0.32-acre tract of land out of Lot 1, Block 2, Woodlawn Estates, located on the southwest corner of McArdle Road and Daly Drive.

### **PURPOSE:**

The purpose of this item is to rezone the subject property to allow an apartment complex to be developed in conjunction with the adjacent properties already zoned for apartment uses.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (January 15, 2014):  
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting to rezone the subject property from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District. The subject property, which is 13,939 square feet in area, will be developed with apartments in conjunction with the 6.48 acres to the southwest. The abutting 6.48 acres was rezoned in October 2013 for a 100-unit student housing project. The applicant was able to sign a contract on the subject property only after the initial rezoning was completed. Therefore, the subject property had to be rezoned in a separate process.

**ALTERNATIVES:**

Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Southeast Area Development Plan and the proposed rezoning is consistent with the City’s adopted Future Land Use Plan, which designates the subject property for medium-density residential uses at a density not to exceed 22 dwelling units per acre. The proposed apartment complex will have a density of 14.7 dwelling units per acre.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2013-2014</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

- Aerial Overview Map
- Report with Attachments
- Ordinance with Exhibits