



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 9, 2015
Second Reading for the City Council Meeting of June 16, 2015

DATE: May 19, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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**Public Hearing and First Reading for Property at
5929 Wooldridge Road**

CAPTION:

Case No. 0515-01 The Mostaghasi Investment Trust: A change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District, resulting in a change to the Future Land Use Plan from low density residential to medium density residential uses. The property is described as being 7.782 acres out of Lots 21 and 22, Section 12, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Durant Drive between Dewberry Drive and Dogtooth Court.

PURPOSE:

The purpose of this item is to allow construction of an apartment complex.

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 6, 2015):

Denial 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 a rezoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District to allow construction of an apartment complex. The proposed rezoning is within the Wooldridge Creek No. 12 subdivision adjacent to the Wooldridge Creek Apartments and near Blanche Moore Elementary School. The intent is to develop 160 apartments in addition to the 206 units due north of the subject property.

The proposed rezoning and change to the Future Land Use Plan is not consistent with the Comprehensive Plan, which advises that apartments should be located with convenient access to an arterial street. Wooldridge Road is a collector that leads to Cimarron Road to the east and Staples Street to the west, which are arterial streets. However, the subject property does not have direct access to Wooldridge Road and it is a separate lot from the apartments to the north, also owned by the applicant. Therefore, limiting access to Wooldridge Road cannot be guaranteed. It is staff's opinion that the proposed rezoning would negatively impact the surrounding residential properties and the property to be rezoned is not consistent with the Future Land Use Plan's designation of the property as a low density residential use. Staff's opinion is that an apartment complex does not increase the residential desirability of this neighborhood, which is one of the findings required of the Comprehensive Plan when deciding which multifamily uses to allow within residential areas.

ALTERNATIVES:

1. Approve the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for low density residential uses. The proposed zoning is not consistent with the adopted Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Presentation - Aerial Map

Ordinance

Planning Commission Final Report