



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 10/19/21
Second Reading Ordinance for the City Council Meeting 10/26/21

DATE: September 30, 2021
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 2302 County Road 43

CAPTION:

Zoning Case No. 0621-07, John C. Tamez (District 5). Ordinance rezoning property at or near 2302 County Road 43 from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District. (Planning Commission and Staff recommend Approval)

SUMMARY:

The purpose of the rezoning request is to allow for the construction of a single-family residential subdivision.

BACKGROUND AND FINDINGS:

The subject property totals 104.90 acres in size and is currently zoned "FR" Farm Rural District, consists of vacant property, and has remained since annexation in 2019. To the south and west are properties outside of the City Limits and consist of vacant undeveloped land. To the north is another recently annexed property recently zoned "RS-4.5" Single-Family 4.5 District. To the east is Oso Creek.

Conformity to City Policy

The subject property is located within the boundaries of the London Area Development Plan and is planned for a medium density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. An adjacent property to the north was also annexed and is the first half of the proposed single-family residential subdivision. A wastewater lift station is currently under construction to provide service to the subdivision. However, the lift station does not have unlimited capacity. Once 75% of 0.45 million gallons per day is reached (approximately 0.34 million gallons per day), no additional homes can be serviced.

Public Input Process

Number of Notices Mailed
1 within 200-foot notification area
1 outside notification area

As of August 17,, 2021:

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

22 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Denial of the rezoning to the "RS-4.5" Single-Family 4.5 District.
2. Approval of the rezoning to the "RS-22" Single-Family 22 District. The minimum lot size of 0.5 acres allows serviceability by septic systems and therefore would not need to connect to City wastewater.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

The Planning Commission recommended approval of the zoning to the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District on August 4, 2021.

Vote Count:

For: 6

Opposed: 0

Absent: 3

Abstained: 0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report