



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/16/21  
Second Reading Ordinance for the City Council Meeting 12/7/21

**DATE:** October 12, 2021  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 3538 Airline Road

### **CAPTION:**

Zoning Case No. 0921-03, MVR Construction Company: (District 5) Ordinance rezoning a property at or near 3538 Airline Road from the “FR” Farm Rural District to the “RM-3” Multifamily District.

### **SUMMARY:**

The purpose of the rezoning request is to allow for construction of an apartment complex off of Airline Road. The area is serviced by Veterans Memorial High School.

### **BACKGROUND AND FINDINGS:**

The subject property is currently zoned “FR” Farm Rural District and consists of vacant land. The subject property was zoned “FR” Farm Rural in 1995 at the time of annexation. To the north is a single-family residence zoned in 2015 to the “RE” Residential Estate District, and the Brighton Park Baptist Church, which has been zoned “FR” Farm Rural District since the 1995 annexation. To the south and east is a single-family residence and ranch land zoned “FR” Farm Rural District in 1995. To the west is Riverstone Apartments, a small apartment complex, zoned “RM-3” Multifamily Residential District and vacant property zoned “CN-1” Neighborhood Commercial District. Additionally, to the west is a large single-family subdivision zoned “RS-6” Single-Family 6 District. Located 2,500 feet to the west is the closest high school, Veterans Memorial High School which is zoned “RS-6” Single-Family 6 District and “FR” Farm Rural District.

### **Conformity to City Policy**

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the “RM-3” Multifamily District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants no amendment to the Future Land Use Map

**Public Input Process**

Number of Notices Mailed  
11 within 200-foot notification area  
4 outside notification area

As of October 12,, 2021:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 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 zoning from the "FR" Farm Rural District to the "RM-3" Multifamily District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

The Planning Commission recommended approval of the change of zoning from the "FR" Farm Rural District to the "RM-3" Multifamily District on September 15, 2021.

Vote Count:

For: 7  
Opposed: 0  
Absent: 2  
Abstained: 0

Staff recommends approval of the zoning from the "FR" Farm Rural District to the "RM-3" Multifamily District.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report