



## **AGENDA MEMORANDUM**

Public Hearing and First Reading Ordinance for the City Council Meeting of February 11, 2014  
Second Reading Ordinance for the City Council Meeting of February 18, 2014

**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 to Low Density Residential by  
Esteban R. Alaniz  
Property Address: 1009 Homedale Street**

### **CAPTION:**

Case No. 0114-02 Esteban R. Alaniz: A change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property is described as being a 9.97-acre tract of land out of Lot 29, Section 49, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Homedale Street, approximately 130 feet east of Retta Drive.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow a single-family subdivision with minimum lot sizes of 4,500 square feet.

### **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 "RS-4.5" Single-Family 4.5 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 "RS-4.5" Single-Family 4.5 District to allow the construction of a single-family subdivision. The proposed rezoning would allow lots with a minimum lot size of 4,500 square feet and 45-foot lot widths.

The proposed rezoning is consistent with the adopted Future Land Use Plan, which calls for low density residential uses. The applicant is proposing the rezoning in order to allow a higher density of single-family dwellings on the property. The proposed rezoning

will increase the density of the development, but the property would remain consistent with the adopted Future Land Use Plan. The proposed rezoning will not negatively impact the surrounding properties and the property to be rezoned is suitable for low density residential uses.

**ALTERNATIVES:**

Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The proposed rezoning is consistent with the City's Comprehensive Plan and the Future Land Use Plan.

**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