



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 9, 2016  
Second Reading for the City Council Meeting of August 16, 2016

**DATE:** July 19, 2016

**TO:** Margie C. Rose, City Manager

**FROM:** Daniel McGinn, Interim Director, Development Services Department  
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(361) 826-3595

**Public Hearing and First Reading for Property at  
9525 Leopard Street**

### **CAPTION:**

Case No. 0716-02 Shaws Development Joint Venture: A change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District. The property is described as being an 11.84-acre tract of land out of Lots 1, 8 and 9, Artemus Roberts Subdivision, located on the west side of Rand Morgan Road between Goodnight Loving Trail and McNorton Road.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow development of a single-family subdivision with a minimum lot size of 4,500 square feet instead of 6,000 square feet.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (July 13, 2016):  
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

### **Vote Results**

For: 8  
Against: 0  
Absent: 1

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the rezoning is continuation of an existing development pattern in terms of use and density of the Northwest Crossing Subdivision. A subdivision design was provided with the application showing the 11.84 acres to be

developed with 69 lots at a density of 5.83 units per acre. The property to be rezoned is suited for low density residential development and is compatible with present zoning. The rezoning does not have a negative impact on the surrounding neighborhood and is consistent with the Comprehensive Plan and the Northwest Area Development Plan..

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for Low Density uses. The proposed rezoning to the “RS-4.5” Single-Family District is consistent with 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: 2015-2016</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:**

- Ordinance
- Presentation - Aerial Map
- Planning Commission Final Report