



## **AGENDA MEMORANDUM**

Public Hearing and First Reading Ordinance for the City Council Meeting of July 8, 2014  
Second Reading Ordinance for the City Council Meeting of July 15, 2014

**DATE:** June 6, 2014

**TO:** Ronald L. Olson, City Manager

**FROM:** Barney Williams, P.E., Interim Director, Development Services Department  
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**Rezoning from Residential Estate to Low Density Residential by Mostaghasi  
Investment Trust  
Property Address: 829 Caribbean Drive**

### **CAPTION:**

Case No. 0614-02 Mostaghasi Investment Trust: A change of zoning from the "RE" Residential Estate District to the "RS-6" Single-Family 6 District. The property to be rezoned is described as 19.271 Acres out of Lots 12 and 13, Section 50, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Caribbean Drive approximately 1,900 feet east of Flour Bluff Drive.

### **PURPOSE:**

The purpose of this rezoning is to develop the property with a 64-lot single-family residential subdivision.

### **RECOMMENDATION:**

#### Planning Commission and Staff Recommendation (June 4, 2014):

Approval of the change of zoning from the "RE" Residential Estate District to the "RS-6" Single-Family 6 District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning to develop a single-family residential subdivision. The proposed subdivision for Unit 6 will consist of 64 single-family residential lots, ranging from 8,000 square feet to 12,000 square feet in area. The development will be an expansion of the other 5 units in the Highland Oaks subdivision.

The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ). Although the subdivision will border the Navy's Outlying Land Field (NOLF) Waldron with Caribbean Drive, there are no encroachments of any residential unit within the accident potential zones.

The subject property will require platting with all infrastructure and public improvements in accordance with the Comprehensive Plan and all with all master plans. The street construction requirement for the two proposed local streets and for the portion of Caribbean Drive will give improved traffic circulation for the area.

**ALTERNATIVES:**

Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Flour Bluff Area Development Plan. The rezoning is consistent with the adopted Future Land Use Plan, which slates the property for low density residential use. Although the property is currently zoned for "RE" Residential Estate, which requires 1-acre lots, the rezoning is suited for the proposed uses because connection to the wastewater grid will be completed for this development. The property is not in the southwest quadrant of the Flour Bluff ADP requiring large lot development. The residential subdivision would be an acceptable use as an expansion of the low density residential subdivisions north and south of the property.

**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:**

Ordinance with Exhibits  
Report with Attachments  
Aerial Overview Map