



## AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of December 10, 2013  
Second Reading Ordinance for the City Council Meeting of December 17, 2013

**DATE:** October 31, 2013

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

**FROM:** Mark E. Van Vleck, P.E., Director, Development Services Department  
MarkVV@cctexas.com  
(361) 826-3246

**Rezoning from Multifamily to Single-Family Residential  
For The Mokry Family  
Property Address: 5621 Corsica Road and 6940 South Staples Street (FM 2444)**

### **CAPTION:**

Case No. 1013-02 Mokry Family: A change of zoning from the "RM-1" Multifamily 1 District to the "RS-6" Single-Family 6 District. The property is described as being a 4.01-acre tract of land, more or less, out of Lot 31, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, located on both sides of Corsica Road and approximately 620 feet east of South Staples Street (FM 2444).

### **PURPOSE:**

The purpose of this item is to rezone the subject property to allow construction of a single-family residential subdivision.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (October 23, 2013):

Approval of the change of zoning from the "RM-1" Multifamily 1 District to the "RS-6" Single-Family 6 District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached Zoning Report, the applicant is requesting to rezone the subject property from the "RM-1" Multifamily 1 District to the "RS-6" Single-Family 6 District to allow for the development of a single-family residential subdivision. The adopted Future Land Use Plan slates the subject property for a medium-density residential use, however, a sufficient amount of multifamily housing stock and multifamily-zoned property already exists in the vicinity of the subject property due to

previous rezonings. Down-zoning the subject property allows the developer to follow the design and infrastructure regulations of a typical low-density residential development. The proposed rezoning to a single-family zoning district would contribute to the availability of low-density housing stock and would be consistent with the zoning districts and developments to the east and south.

**ALTERNATIVES:** Deny the request.

**OTHER CONSIDERATIONS:** Not Applicable

**CONFORMITY TO CITY POLICY:**

The proposed rezoning is inconsistent with the adopted Future Land Use Plan, which slates the subject property for a medium-density residential use. A medium-density residential use is described as a multifamily development ranging from eight to 22 dwelling units per acre. The proposed rezoning, however, would allow residential uses within the density limit of the existing zoning district and land use plan. Additionally, a sufficient amount of multifamily housing stock and multifamily-zoned property already exists in the vicinity of the subject property due to previous rezonings on Timbergate Drive for apartment complexes.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Planning/Environmental Services, 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  
 Zoning Report with Attachments  
 Ordinance with Exhibits