



**AGENDA MEMORANDUM**  
Public Hearing & First Reading Ordinance for the City Council Meeting 12/06/2022  
Second Reading Ordinance for the City Council Meeting 12/20/2022

**DATE:** December 6, 2022  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 3301 South Staples Street

**CAPTION:**

Case No. 1022-04 James Jones (District 2): Ordinance rezoning property at or near 3301 South Staples Street from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.

**SUMMARY:**

The purpose of this rezoning is to allow for a two-family (duplex) use.

**BACKGROUND AND FINDINGS:**

The subject property is 0.23 acres in size. To the north, south, and west are properties zoned “RS-6” Single-Family 6 District with medium-density residential uses. To the east is a large multifamily complex zoned “RM-1” Multifamily District. After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning.

***Conformity to City Policy***

The proposed rezoning is consistent with the Future Land Use Map and with many broader elements of the Comprehensive Plan.

***Public Input Process***

Number of Notices Mailed  
20 within a 200-foot notification area  
3 outside notification area

*As of October 14, 2022:*

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

Totaling 1.05% 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 rezoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District on October 5, 2022.

*Vote Count:*

For:	8
Opposed:	0
Absent:	1
Abstained:	0

Staff recommends approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report