



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 21, 2017
Second Reading for the City Council Meeting of February 28, 2017

DATE: January 30, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, CFM, Interim Director, Development Services Department
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**Rezoning for Property at
7564 Brooke Road**

CAPTION:

Case No. 0117-04 Palm Land Investment, Inc.: A change of zoning from the “RS-4.5” Single Family Residential District to the “RS-TH” Residential Townhouse District. The property to be rezoned is described as a 5.824 acre tract of land out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 26, Lots 10 and 11, located on the west side of Oso Parkway and south of Dove Hollow Drive.

PURPOSE:

The purpose of this item is to rezone the property to allow development of 37 townhomes with a proposed density of 6.35 units per acre, less than the 9.68 density permitted in the current “RS-4.5” Single Family Residential District.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 11, 2017): Approval of the change of zoning from the “RS-4.5” Single Family Residential District to the “RS-TH” Residential Townhouse District.

Vote Results

For: 8
Against: 0
Absent: 0
Abstain: 1

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “RS-4.5” Single Family Residential District to the “RS-TH” Residential Townhouse District for the development of 37 townhome units. The property to be rezoned is consistent with

the Future Land Use Plan’s designation of the property as Medium Density Residential. It is Staff’s opinion that the rezoning will not have a negative impact upon the surrounding neighborhood. The proposed density is a decrease than the existing density, which is suitable for the surrounding single-family houses. The rezoning will conform to the Oso Parkway Plan.

ALTERNATIVES:

1. Approve with Conditions.
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan. The proposed rezoning to the “RS-TH” Residential Townhouse District is consistent with the adopted Future Land Use Map and is supported by Plan CC.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
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