



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/25/20
Second Reading Ordinance for the City Council Meeting 03/17/20

DATE: January 14, 2020
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 7702 Yorktown Boulevard

CAPTION:

Zoning Case No. 0120-02, Grangerfield Development, LLC. (District 5). Ordinance rezoning property at or near 7702 Yorktown Boulevard from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a single-family residential subdivision and commercial properties.

BACKGROUND AND FINDINGS:

The subject property is 20.01 acres in size. According to the applicant the purpose of the request is to construct a single-family residential subdivision with approximately 65 homes and 8 lots for commercial development.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. It is compatible with the adjoining properties and does not have a negative impact upon the adjacent properties.

Public Input Process

Number of Notices Mailed
36 within 200-foot notification area
5 outside notification area

As of January 3, 2020:

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

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District on January 8, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District with following vote count.

Vote Count:

For:	9
Opposed:	0
Absent:	0
Abstained:	0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report