



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 12, 2015
Second Reading for the City Council Meeting of May 19, 2015

DATE: April 21, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
DanG@cctexas.com
(361) 826-3595

**Rezoning from Farm Rural to Single-Family on Tract 1, Neighborhood Commercial
on Tract 2, and Multifamily on Tract 3
For MPM Development, LP
Address: 3401, 3421, and 3513 Airline Road**

CAPTION:

Case No. 0415-01 MPM Development, LP: A change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District on Tract 1, “CN-1” Neighborhood Commercial District on Tract 2, and “RM-2” Multifamily 2 District on Tract 3, resulting in a change to the Future Land Use Plan. The property to be rezoned is described as Tract 1 being 22.186 acres out of Lots 12, 13, 14, 19, 20, and 21, Section 22, Flour Bluff and Encinal Farm and Garden Tracts, Tract 2 being 1.774 acres out of Lot 12, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, and Tract 3 being 10.183 acres out of Lots 21 and 22, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located east of Airline Road at the intersection of Brooke Road.

PURPOSE:

The purpose of this item is to rezone property to allow single-family, multifamily, and commercial development.

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 8, 2015): Approval of the change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District on Tract 1, “CN-1” Neighborhood Commercial District on Tract 2, and “RM-2” Multifamily 2 District on Tract 3.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant proposes to rezone Tract 1 (22.186 acres) to the “RS-6” Single Family 6 District for the purpose of developing approximately 88 single family homes. Tract 3 (10.183 acres) is proposed to be zoned “RM-2” Multifamily 2 District to allow construction of an apartment complex consisting of

approximately 300 units. A designation of “CN-1” Neighborhood Commercial District is proposed on Tract 2 (1.774 acres) to provide retail and office uses that will primarily benefit the planned residential development. The project is planned to be built in two phases and expected to develop over a two year period.

ALTERNATIVES:

1. Deny the request.
2. Approve a less intensive zoning district.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The Comprehensive Plan and the Southside Area Development Plan identify the subject tracts for low density residential and medium density residential development. The proposed change to the “RM-2” District on Tract 3 is not consistent with the adopted Future Land Use Map as Tract 3 is about twice as large an area as shown in the plan. However, a larger proposed “RM-2” District and proposed “RS-6” Single-Family 6 District designation conforms to the goals and policies of the Comprehensive Plan with respect to:

- Encouraging infill development on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement F),
- Locating medium-density residential development along a collector street with convenient access to an arterial street (Comprehensive Plan, Residential Policy Statement H),
- Increasing the availability of rental and owner-occupied housing units for families (Comprehensive Plan Housing Policy Statement G, H),

The request to rezone to the “CN-1” District on Tract 2 is not consistent with the Future Land use Map, however, the proposed zoning if approved, may further various goals and policies of the Comprehensive Plan and the ADP which include but are not limited to the following:

- Encouraging infill development on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement F),
- Providing goods, services, and employment opportunities that are within walking distance to adjacent residential areas (Comprehensive Plan, Commercial Policy Statement A),
- Encouraging commercial activities such as convenience stores, professional offices, and other services that serve surrounding residential areas at sites that promote and encourage pedestrian traffic while they maintain good vehicular access (Comprehensive Plan Commercial Policy Statement G).

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	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:

Presentation - Aerial Map
Ordinance
Planning Commission Final Report