



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of December 17, 2013
Second Reading Ordinance for the City Council Meeting of January 14, 2014

DATE: November 25, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Single-Family to Two-Family Residential
For Robert Bryan Johnson
Property Address: 1201, 1217, 1225, and 1233 Barton Street**

CAPTION:

Case No. 1113-03 Robert Bryan Johnson: From the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District, resulting in a change to the Future Land Use Plan from low density residential to medium density residential uses. The property to be rezoned is described as Lots 20, 21, 22, and 23, Block 5, Flour Bluff Center, located on the northeast corner of Barton Street and O'Neill Street.

PURPOSE:

The purpose of this item is to rezone the subject property to allow construction of duplexes.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 20, 2013):

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

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting to rezone the subject property from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District to allow construction of four duplexes, resulting in eight dwelling units. The expansion of the two-family uses as proposed by this rezoning is acceptable and consistent with the uses in the neighborhood.

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 low-density residential use. A low-density residential use ranges from one to eight dwelling units per acre. However, due to the past rezoning in 1983 to the "RS-6/SP" Single-Family 6 District with a Special Permit to allow duplexes on Barton Street, the expansion of the two-family uses as proposed by this rezoning is acceptable and consistent with the uses in the neighborhood.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	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:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibits