



AGENDA MEMORANDUM
Public Hearing & First Reading Ordinance for the City Council Meeting 08/30/2022
Second Reading Ordinance for the City Council Meeting 09/13/2022

DATE: August 5, 2022
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 4958 Weber Road.

CAPTION:

Case No. 0622-01, Palomino Realty & Management Corp (District 2): Ordinance rezoning property at or near 4958 Weber Road (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 Residential Development.

BACKGROUND AND FINDINGS:

The subject property is 0.18 Acre. To the north, properties are zoned “RS-6” Single-Family 6 District with Low-Density Residential uses. To the south, “CN-1” Neighborhood Commercial District with Commercial uses. To the east, “RS-6” Single-Family 6 District with Low-Density Residential uses. To the west, “RS-6” Single-Family 6 District with Low-Density Residential uses.

The subject property was purchased in 2021 by the applicant, and has four bedrooms with two main areas, as defined by Nueces County Appraisal District. On the Land Use Statement, the applicant stated the structure has two units, and he would like to bring the property into conformity with the rezoning. The parking requirements associated with the use will be evaluated upon an application for a Building Permit or Certificate of Occupancy.

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 many broader elements of the Comprehensive Plan.

Public Input Process

Number of Notices Mailed
22 within 200-foot notification area
6 outside notification area

As of August 26, 2022:

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

Totaling 0 % 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 July 13, 2022.

Vote Count:

For:	7
Opposed:	0
Absent:	2
Abstained:	0

Staff recommended 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