



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 14, 2015
Second Reading for the City Council Meeting of July 21, 2015

DATE: June 23, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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**Public Hearing and First Reading for Property at
4002 River Walk Drive**

CAPTION:

Case No. 0615-03 Coastal Signature Homes, LLC: A change of zoning from the "ON" Office District to the "RS-4.5" Single Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property is described as Lot 2, Block 1, River Heights Subdivision, located on the east side of River Walk Drive, near the intersection with Trinity River Drive.

PURPOSE:

The purpose of this item is to rezone the property to allow the construction of a single-family house.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 3, 2015):
Approval of the change of zoning from the "ON" Office District to the "RS-4.5" Single Family 4.5 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "ON" Office District to the "RS-4.5" Single Family 4.5 District for the construction of a single-family house.

The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). It is staff's opinion that the request to rezone conforms to the Comprehensive Plan and the Northwest Area Development Plan with respect to land use and infill development policies contained therein. The request to rezone the

property to “RS-4.5” Single Family 4.5 District is consistent with the Future Land Use Plan which identifies the subject property as low density residential. The request, if approved, would allow development to occur consistent with immediately adjacent residential properties. Approval of the request would not create an adverse impact on the surrounding properties or overall character of the area.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the “RS-4.5” Single Family 4.5 District is consistent with the Northwest Area Development Plan (ADP) and the adopted Future Land Use Plan’s designation of the property as low density residential.

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