



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of November 12, 2013
Second Reading Ordinance for the City Council Meeting of November 19, 2013

DATE: October 10, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Cottage Housing to Low Density Residential by
Braselton Homes – Shoreline Oaks, Ltd.
Property Address: 7546 Slough Road**

CAPTION:

Case No. 1013-01 Braselton Homes – Shoreline Oaks, Ltd.: A change of zoning from the “CH” Cottage Housing District to the “RS-4.5” Single-Family 4.5 District. The property is described as being a 4.73-acre tract of land out of Lot 29, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, located north of Slough Road and at the east end of Russ Lane.

PURPOSE:

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

RECOMMENDATION:

Staff Recommendation:

Approval of the change of zoning from the “CH” Cottage Housing District to the “RS-4.5” Single-Family 4.5 District.

Planning Commission Recommendation (October 23, 2013): Pending.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a rezoning from the “CH” Cottage Housing District to the “RS-4.5” Single-Family 4.5 District to allow the construction of a standard single-family subdivision. The requested change of zoning, when compared to the “CH” District, would decrease the density of dwelling units and would require larger lot sizes. The applicant is requesting a rezoning because the

consumer demand for lots in the “RS-4.5” District is higher than Cottage Housing lots.

The proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use. The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for low density residential uses. The proposed rezoning is consistent with the land use and zoning patterns of adjacent properties.

ALTERNATIVES:

1. Approve an intermediate zoning district; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the City’s Comprehensive Plans and Future Land Use Plan.

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