



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of May 27, 2014
Second Reading Ordinance for the City Council Meeting of June 10, 2014

DATE: April 30, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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(361) 826-3595

**Rezoning from Farm Rural to Single-Family Residential
By Grangefield Development, LLC
Property Address: 7801 Slough Road**

CAPTION:

Case No. 0414-06 Grangefield Development, LLC: A change of zoning from the “FR” Farm Rural 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 being a 19.704-acre tract of land out of Lot 6, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Slough Road, approximately 350 feet east of Freds Folly Drive.

PURPOSE:

The purpose of this item is to rezone the property to allow for a residential subdivision.

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 23, 2014):
Approval of the change of zoning from the “FR” Farm Rural 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 “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District to allow for a single-family residential subdivision. The proposed rezoning would allow for single-family lots that meet the development standards of 4,500 square feet in lot area, 45-foot lot widths, and 20-foot front yards.

The proposed change of zoning is consistent with the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a low-density residential use. Expansion of the residential subdivision is consistent with the adopted Future Land Use Plan and is an appropriate use for this land. The “RS-4.5” Single-Family 4.5 District is

compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan. The proposed rezoning is consistent with the Future Land Use Plan and the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

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:

Ordinance with Exhibits
Report with Attachments
Aerial Overview Map