



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 11, 2023
Second Reading for the City Council Meeting of April 18, 2023

DATE: April 11, 2023

TO: Peter Zanoni, City Manager

FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning for property at or near 581 Yorktown Boulevard

CAPTION:

Case No. 0123-02 David and Nicole Gerlach (District 4): Ordinance rezoning property at or near 581 Yorktown Boulevard from the “RS-6” Single-Family 6 District and “RMH” Manufactured Home District to the “RE” Residential Estate District; providing for a penalty not to exceed \$2,000 and publication.

PURPOSE:

To bring the subject property into compliance with Military Compatibility Area Overlay District (MCAOD), which was adopted on August 22, 2022, and allow the subject property to remain as a single-family residence.

BACKGROUND AND FINDINGS:

As detailed in the Zoning Report, the subject property is 4.74 acres in size. The “RS-6” Single-Family 6 District would allow nine du/acres, whereas the “RE” Residential Estate District allows only one du/acre. To the north of the site, properties are zoned “CG-1” General Commercial and “RE” Residential Estate Districts, with commercial, light industrial, and estate residential uses. To the south, properties are zoned “RMH” Manufactured Home, “FR” Farm Rural, and “RS-6” Single-Family 6 Districts and are vacant. To the east, properties are zoned “RS-6” Single-Family 6 District with low-density residential uses. To the west, properties are zoned “FR” Farm Rural and “RMH” Manufactured Home Districts and are vacant. The proposed rezoning is consistent with the Future Land Use Map, which recommends low-density residential uses.

During the August 16, 2022, City Council meeting, the council approved the MCAOD. The MCAOD only added the military overlay and did not change the base zoning district. Once MCAOD was approved, Development Services offered a six-month window for free-of-charge rezonings which began on August 22, 2022 and ended on February 22, 2023. The proposed rezoning is to bring the subject property into compliance with MCAOD. Any future rezonings are at the discretion of the property owners, but none are required.

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.

ALTERNATIVES:

Denial of the change of zoning from the “RS-6” Single-Family 6 District and “RMH” Manufactured Home District to the “RE” Residential Estate District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “RS-6” Single-Family 6 District and the “RMH” Manufactured Home District to the “RS-6” Single-Family 6 District on February 22, 2023.

Vote Count:

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

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report