



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 15, 2013
Second Reading/Action Item for the City Council Meeting of January 22, 2013

DATE: December 20, 2012

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Interim Director, Department of Development Services
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PUBLIC HEARING – CHANGE OF ZONING
Chance and Tarah Durbin (Case No. 1212-02)
Change from “CG-1” General Commercial District to “RS-6” Single-Family 6 District
Property Address: 1309 Glenoak Drive

CAPTION:

Case No. 1212-02 Chance and Tarah Durbin: A change of zoning from the “CG-1” General Commercial District to the “RS-6” Single-Family 6 District, resulting in a change of future land use from commercial to low density residential. The property is described as Lot 1C, Block 1, Dulak Subdivision, located along the south side of Glenoak Drive and approximately 500 feet east of Flour Bluff Drive.

PURPOSE:

The purpose of this item is to rezone the property to allow single-family residential uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (December 19, 2012):
Approval of the change of zoning from the “CG-1” General Commercial District to the “RS-6” Single-Family 6 District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a change of zoning from the “CG-1” General Commercial District to the “RS-6” Single-Family 6 District to allow single-family residential uses.

The subject property is bordered by single-family zoning and uses to the east. To the west is a commercial facility, which is zoned “CG-1” General Commercial District. This rezoning would expand the residential district located east of the property. Although inconsistent with the adopted Future Land Use Plan, expanding the single-family district would not adversely affect the surrounding properties.

ALTERNATIVES:

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

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is not consistent with the Comprehensive Plan or the adopted Future Land Use Plan, which slates the property for a commercial use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2012-2013	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