



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of February 11, 2025  
Second Reading for the City Council Meeting of February 18, 2025

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**Date:** January 17, 2025

**To:** Peter Zaroni, City Manager

**From:** Michael Dice, Development Services Department  
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<p><b>Rezoning for a property at or near</b> 3402 CR-52 (County Road)</p>
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**CAPTION:**

Zoning Case No. ZN8501, Cross Timbers Steakhouse, Inc. (District 1). Ordinance rezoning a property at or near 3402 CR-52 (County Road) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**SUMMARY:**

This item will rezone the property to allow a medium-density single-family residential subdivision, proposing 84 dwelling units.

**BACKGROUND AND FINDINGS:**

The subject property is currently zoned "FR" Farm Rural District and is presently vacant. Immediately north of the subject property is a drainage corridor separating public/semi-public and commercial uses further north. The properties to the south of the subject parcel and CR-52 are zoned "FR" Farm Rural District with a current agricultural land use. To the east, properties are zoned "CG-2" General Commercial District and "FR" Farm Rural District, with agricultural and commercial uses.

The applicant is requesting a zoning change for a single-family subdivision. The RS-4.5 Single Family 4.5 The district permits single-family detached houses and group homes (6 or fewer residents). A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the neighborhood's single-family character.

The proposed rezoning is consistent with Plan CC and the future medium-density residential land use designation. During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations

with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

**Public Input Process:**

Number of Notices Mailed: 9 Notices were mailed within the 200-foot notification area, and 4 Outside the notification area.

*As of February 7, 2025*

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0.00% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION (December 11, 2024):**

Planning Commission and Staff recommend approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

**Vote Results**

For: 9

Against: 0

Absent: 0

Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report