



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 17, 2015  
Second Reading for the City Council Meeting of December 8, 2015

**DATE:** October 27, 2015

**TO:** Ronald L. Olson, City Manager

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
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**Public Hearing and First Reading for Property located at  
6810 South Staples Street (FM 2444)**

### **CAPTION:**

**Case No. 1015-01 Golden Real Estate and Construction Consulting Group, Inc.:** A change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District. The property to be rezoned is described as being a 12.00 acre tract of land deeded to Golden Real Estate and Construction Group, Inc., in document File No. 2012038800 Official Public Records Nueces County, Texas and being out of Lots 18, 19, 20, 29, 30 and 31, Section 11 of the Flour Bluff & Encinal Farm Garden Tracts, located approximately 850 feet east of South Staples Street (FM 2444) between Corsica Road and Timbergate Drive.

### **PURPOSE:**

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

### **RECOMMENDATION:**

**Planning Commission and Staff Recommendation (October 21, 2015):** Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the property owner intends to develop a single family residential subdivision consisting of approximately sixty-two (62) lots. The lots are planned to be approximately 5,500 square feet in area with dwelling units ranging from 1,500 to 1,800 square feet in size. Platting of this subdivision will include the extension of Spanish Wood Drive to connect with Timbergate Drive. The request to rezone conforms to the Comprehensive Plan and the Southside Area Development Plan with respect to land use and infill development policies contained therein, and is consistent

with the Future Land Use Map which identifies the subject property as low density residential. The request, if approved, would allow development to occur that is compatible with adjacent properties. Approval of the request would not create an adverse impact on the surrounding properties or overall character of the area and the subject property is suited for single-family development.

**ALTERNATIVES:**

1. 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 (ADP) and the rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with elements of the Southside ADP and the adopted Future Land Use Map.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

- Operating     
  Revenue     
  Capital     
  Not applicable

| <b>Fiscal Year: 2015-2016</b> | <b>Project to Date Expenditures (CIP only)</b> | <b>Current Year</b> | <b>Future Years</b> | <b>TOTALS</b> |
|-------------------------------|--|---------------------|---------------------|---------------|
| Line Item Budget              |  |                     |                     |               |
| Encumbered / Expended Amount  |  |                     |                     |               |
| This item                     |  |                     |                     |               |
| <b>BALANCE</b>                |  |                     |                     |               |

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

- Ordinance
- Planning Commission Final Report
- Location Map - Aerial Map