



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 11, 2015  
Second Reading for the City Council Meeting of August 18, 2015

**DATE:** July 21, 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 at  
3522 Airline Road**

**CAPTION:**

Case No. 0715-01 Guadalupe Leon and Maria Del Carmen Leon: A change of zoning from the "FR" Farm Rural District to the "RE" Residential Estate District. The property to be rezoned is described as being a 1.523 acre tract of land being out of Lots 22 and 23, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located along the east side of Airline Road between Brooke Road and Wall Street

**PURPOSE:**

The purpose of this item is to rezone the property for a 1.5-acre single-family use.

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (July 15, 2015):  
Approval of the change of zoning from the "FR" Farm Rural District to the "RE" Residential Estate District.

**BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning to allow platting of a one-acre single-family lot.

The proposed rezoning to the "RE" Residential Estate District is consistent with elements of the Comprehensive Plan, but not the adopted Future Land Use Plan's designation of the property as medium density residential. However, pertinent elements of the Comprehensive Plan such as improving and maintaining public facilities in residential areas outweigh the inconsistency with the Future Land Use Plan. The proposed rezoning is compatible with the surrounding developments, well suited for the

proposed project and would not have a negative impact on surrounding properties. The Residential Estate rezoning request is an increase in density from the Farm Rural existing zoning. If the property is ever redeveloped, more density could be supported (according to today's Future Land Use Map).

**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 is consistent with elements of the Comprehensive Plan.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

- Operating     
  Revenue     
  Capital     
  Not applicable

<b>Fiscal Year: 2014-2015</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:**

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