



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 16, 2015  
Second Reading for the City Council Meeting of June 23, 2015

**DATE:** May 27, 2015

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

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
DanG@cctexas.com  
(361) 826-3595

**Public Hearing and First Reading for Property at  
3602, 3606, 3610, and 3614 Laguna Shores Road**

**CAPTION:**

Case No. 0515-03 Kapavik Builders, Inc.: A change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property to be rezoned is described as Lots 1, 2, 17, and 18, Block 10, Laguna Vista Shores, located along the west side of Laguna Shores Road between Courtland Drive and Riviera Drive.

**PURPOSE:**

The purpose of the rezoning is to allow development of single-family residences with setback requirements that are more consistent with smaller lot sizes.

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (May 20, 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 applicant requests a rezoning from the Single-Family 6 District to the Single-Family 4.5 District. The current district requires a minimum lot size of 6,000 square feet. Each lot is 5,000 square feet in size. The subject lots are non-conforming with respect to lot size. The applicant seeks to change the zoning district for the purpose of reducing the front yard setback requirement to be more in line with smaller lot sizes. The change in zoning district would permit a twenty foot (20') setback as opposed to the twenty-five (25') front yard setback required by the Single-Family 6 District.

The proposed rezoning would not negatively impact the surrounding properties and is appropriate for the proposed use. The rezoning is consistent with the Comprehensive Plan and the Flour Bluff Area Development Plan (ADP), is compatible with adjacent land uses of nearby properties and does not alter the character of the surrounding area. The proposed designation of "RS 4.5" Single-Family 4.5 is more appropriately suited for the subject property due to lot size.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is within the boundaries of the Flour Bluff ADP. The proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for low density residential uses.

**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				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Presentation - Aerial Map  
Ordinance

Planning Commission Final Report