



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/11/20
Second Reading Ordinance for the City Council Meeting 02/18/20

DATE: December 23, 2019
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 2301 Flour Bluff Drive

CAPTION:

Zoning Case No. 1219-03, MVR Construction Company (District 4). Ordinance rezoning property at or near 2301 Flour Bluff Drive from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a single-family residential subdivision.

BACKGROUND AND FINDINGS:

The subject property is 32.09 acres in size. According to the applicant the purpose of the request is to construct a single-family residential subdivision.

Conformity to City Policy

The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a low-density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent commercial properties. However, warrants an amendment to the Future Land Use Map. The property is currently vacant and is a remaining “RS-6” Single-Family 6 District tract. Adjacent to the north is a single-family home subdivision (Shoreline Oaks; 2005) zoned “RS-4.5” Single-Family 4.5 District and consists of 210 lots.

Public Input Process

Number of Notices Mailed
53 within 200-foot notification area
7 outside notification area

As of December 13, 2019:

In Favor
0 inside notification area

In Opposition
2 inside notification area

0 outside notification area

0 outside notification area

Totaling 2.01% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission approval of the change of zoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District on December 18, 2019.

ALTERNATIVES:

1. Denial of the change of zoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District with following vote count.

Vote Count:

For:	8
Opposed:	0
Absent:	0
Abstained:	1

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report