



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 10, 2015
Second Reading for the City Council Meeting of February 17, 2015

DATE: January 30, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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**Rezoning from Single-Family to Apartments
For The Convent Academy of the Incarnate Word
Property Address: 5409 Lipas Boulevard**

CAPTION:

Case No. 0115-01 The Convent Academy of the Incarnate Word: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from low density residential to medium density residential uses. The property is described as being 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Lipas Boulevard approximately 650 feet west of South Staples Street.

PURPOSE:

The purpose of this item is to rezone the property to allow development of multifamily uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 14, 2015): Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District to allow construction of multifamily uses such as apartments, townhomes and an assisted living facility.

The proposed rezoning to the "RM-1" Multifamily 1 District is not consistent with the adopted Future Land Use Plan, but it is consistent with other elements of the Southside Area Development Plan and Comprehensive Plan. The proposed rezoning is compatible with the surrounding developments, and would not have a negative impact

on surrounding properties. A buffer yard and additional setback requirements will be required at the southern boundary of the subject property where it is adjacent to a single-family neighborhood. The subject property is suited for multifamily uses.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The Comprehensive Plan and the Southside Area Development Plan (ADP) slate the subject property for low density residential uses. The proposed change of zoning of the 26.32-acre tract of land to the “RM-1” Multifamily 1 District is not consistent with the adopted Future Land Use Map, but meets other criteria of the Comprehensive Plan and ADP.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
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