



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 3/22/22  
Second Reading Ordinance for the City Council Meeting 3/29/22

**DATE:** February 16, 2022  
**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 2020 Ramfield Road

### **CAPTION:**

Zoning Case No. 0122-07, Mostaghasi Investment Trust.: (District 4) Ordinance rezoning property at or near 2020 Ramfield Road from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

### **SUMMARY:**

The purpose is to allow for the construction of single-family homes

### **BACKGROUND AND FINDINGS:**

The subject property is 11.77 acres in size. The subject property is currently zoned "FR" Farm Rural District, consists of vacant land, and has remained undeveloped since annexation in 1961. To the north, south, east, and west are vacant properties zoned either "FR" Farm Rural District, "RE" Estate Residential District, or "RS-22" Single-Family 22 District.

#### ***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 to the "RS-22" Single-Family 22 District is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. However, the Navy recommendation is to remain consistent with the Air Installation Compatibility Use Zone (AICUZ) guidelines. While Accident Potential Zone 1 (APZ-1) does not allow residential uses, Accident Potential Zone 2 (APZ-2) recommends lower overall density of no greater than two dwelling units per acre. The subject property is split between the two APZs and therefore should be considered to have the lowest amount of density possible in the portion within the area designated APZ-2.

#### ***Public Input Process***

Number of Notices Mailed  
4 within 200-foot notification area  
5 outside notification area

As of January 26, 2021:

In Favor

0 inside notification area

0 outside notification area

In Opposition

2 inside notification area

0 outside notification area

Totaling 14.56% of the 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

**ALTERNATIVES:**

1. Denial of the zoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.
2. Approval of the zoning from the "FR" Farm Rural District to the "RE" Estate Residential District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission recommended denial of the zoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District on January 26, 2021.

*Vote Count:*

For: 7

Opposed: 0

Absent: 2

Abstained: 0

Staff recommends denial of the zoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report