



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of December 9, 2014
Second Reading for the City Council Meeting of December 16, 2014

DATE: November 11, 2014
TO: Ronald L. Olson, City Manager
FROM: Daniel M. Grimsbo, P.E., Director, Development Services Department
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**Rezoning from Farm-Rural to Residential Estate
For Benjamin Bearden and Karri Davis
Property Address: 1728 Rand Morgan Road**

CAPTION:

Case No. 1114-04 Benjamin Bearden and Karri Davis: A change of zoning from the "FR" Farm-Rural District to "RE" Residential Estate District. The property is described as being a 1.62-acre tract of land out of the original 58.07-acre F.J. Picha Tract, located on the east side of Rand Morgan Road between Goodnight Loving Trail and McNorton Road.

PURPOSE:

The purpose of the rezoning is to allow construction of a single-family dwelling unit.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 5, 2014):
Approval of the change of zoning from the "FR" Farm-Rural District to "RE" Residential Estate District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "FR" Farm-Rural District to the "RE" Residential Estate District to allow the construction of a single-family dwelling unit on a 1.62 acre lot.

Directly to the south of the property there are two lots being used as residential estates, which are lots between one to five acres. One of the lots directly abuts the subject property and has an existing single-family dwelling unit, while the other lot is vacant. Directly to the west of the property is the Northwest Crossing Unit 1 subdivision which is low density residential and zoned "RS-4.5" Single-Family 4.5 District. Approximately 345 feet further south on Rand Morgan is the McNorton Subdivision which is low density

residential. Directly to the east is vacant land zoned "FR" Farm-Rural District.

The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The proposed rezoning would not have a negative impact on the surrounding neighborhood.

ALTERNATIVES:

Deny the request

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

This rezoning is not consistent with the Comprehensive Plan and the Port/Airport/Violet Area Development Plan. The area is slated for the transition of residential to light industrial uses. However, the existing residential estate lots are bigger lots with more open space which allow for the transition of the future land uses.

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:

Aerial Overview of Map
Zoning Report with Attachments
Ordinance