



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 08/30/22
Second Reading Ordinance for the City Council 09/06/22

DATE: August 9, 2022
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 602 Saratoga Boulevard

CAPTION:

Case No. 0422-02, Behmann Brothers Foundation (District 3): Ordinance rezoning property at or near 602 Saratoga Boulevard from the “FR” Farm Rural District to “RS-4.5” Single-Family 4.5 District (Tract 1) and from the “FR” Farm Rural District to the “RE/SP” Estate Residential District with a Special Permit, tract 2).

SUMMARY: The purpose of the rezoning request is to allow for single-family residential uses.

BACKGROUND AND FINDINGS:

The subject property is 255.684 Acres, currently zoned “FR” Farm Rural District, and vacant. To the north are agricultural uses zoned as “IC” Intensive Commercial and “IL” Light Industrial districts. To the south are agricultural uses outside of the city’s limit. To the east are agricultural uses zoned as “RS-6” Single-Family 6 district. To the west is a mixture of agricultural and mobile home uses, and vacant properties zoned “FR” Farm Rural, “RMH” Manufactured Home, and “IL” Light Industrial districts.

The subject property is in an AICUZ – Air Impact Compatibility Use Zone II (2013 Joint Land Use Study “Safety Subzone”), and inconsistent with the JLUS and AICUZ which do not allow residential above 2 dwelling units per acre. The proposed rezoning requires a Traffic Impact Analysis to be reviewed by the City Traffic Engineering Department and TxDOT since the property fronts a TxDOT managed road.

The proposed rezoning is consistent with the JLUS and AICUZ which recommend residential at 2 dwelling units per acre. The proposed zoning is consistent with the Future Land Use Map. However, during the platting phase, the developer will be responsible for installing utility infrastructure that is consistent with the latest adopted master plans, including a proposed 18-inch line along the southern boundary of Saratoga Boulevard (State Highway 357). Additionally, the Texas Department of Transportation (TxDot) will be involved to discuss any improvements that will be required including but not limited to the widening of Saratoga Boulevard, installing improved shoulders, installing sidewalks, traffic signals, and/or the installation of a dedicated acceleration/deceleration lane.

Additionally, during the current platting process of the Saratoga Ridge Preliminary Plat, topics such as drainage and the overall installation of public improvements (infrastructure) have been addressed. The developer will be responsible for the installation of public rights-of-way (including all sidewalks) and utility services. As the future phases of development approach the Margaret Kelly Ditch to the north.

Conformity to City Policy

The proposed rezoning is consistent with the Future Land Use Map with proposed medium-density residential uses, and many broader elements of the comprehensive plan.

Public Input Process

Number of Notices Mailed
13 within 200-foot notification area
1 outside notification area

As of August 9, 2022:

In Favor	In Opposition
1 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

Totaling 5.84% 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: Tract 1 – “RS 4.5” Single-Family 4.5 Residential, Tract 2 – “RE/SP” Estate Residential District with a Special Permit.

FISCAL IMPACT: There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the rezoning from “FR” Farm Rural District to the: Tract 1 – “RS 4.5” Single-Family 4.5 Residential, Tract 2 – “RE/SP” Estate Residential District with a Special Permit on June 15, 2022.

Vote Count:

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

Staff recommends approval of the rezoning from the “FR” Farm Rural District to the: Tract 1 – “RS 4.5” Single-Family 4.5 Residential, Tract 2 – “RE/SP” Estate Residential District with a Special Permit.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report