



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 28, 2013
Second Reading for the City Council Meeting of June 11, 2013

DATE: April 29, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
MarkVV@cctexas.com
(361) 826-3246

**Rezoning to Single-Family Residential for
Palm Land Investment, Inc.
Property Address: 7564 Brooke Rd.**

CAPTION:

Case No. 0413-01 Palm Land Investment, Inc.: A change of zoning from the “FR” Farm Rural District, “RS-6” Single-Family 6 District, and “RS-10” Single-Family 10 District to the “RS-4.5” Single-Family 4.5 District, resulting in a change to the Future Land Use Plan from medium density residential to low density residential. The property is described as being a 60.54-acre tract of land out of Lots 5A, 6A, 7A, 9, 10, and 11, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, located east of Quail Creek Drive and at the east ends of Oso Parkway and Brooke Road.

PURPOSE:

The purpose of this item is to rezone the property to allow development of a single-family subdivision with a minimum lot size of 4,500 square.

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 24, 2013):
Approval of the change of zoning from the “FR” Farm Rural District, “RS-6” Single-Family 6 District, and “RS-10” Single-Family 10 District to the “RS-4.5” Single-Family 4.5 District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a rezoning to allow the construction of a single-family subdivision with a minimum lot size of 4,500 square.

The proposed rezoning is an expansion of the “RS-4.5” Single-Family 4.5 District to the west. This rezoning is compatible with current zoning and development patterns in the area and would not negatively impact the surrounding neighborhood.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Approval of a special permit; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan. The proposed rezoning is not consistent with the planned medium density residential use on the eastern 38 acres of the subject property.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

| Fiscal Year: 2012-2013 | 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 Map
- Zoning Report with Attachments
- Ordinance with Exhibits