



## 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 Commercial, Office and Single-Family 6 to Single-Family 4.5  
For Superior H & H Development LLC  
Property Location: North of Saratoga Boulevard (SH 357) and  
West of Norchester Drive.**

### **CAPTION:**

Case No. 0115-02 Superior H & H Development LLC: A change of zoning from the “CG-2” General Commercial District, “ON” Office District and “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District, resulting in a change to the Future Land Use Plan. The property is described as being a 10-acre tract of land out of Lot 2, Block 1, Saratoga Medical Center Subdivision and out of Lots 5 and 6, Section 9, Bohemian Colony Lands, located north of Saratoga Boulevard (SH 357) and west of Norchester Drive.

### **PURPOSE:**

The purpose of this item is to allow a subdivision for single family dwellings.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (January 14, 2015): Approval of the change of zoning from the “CG-2” General Commercial District, “ON” Office District and “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the “CG-2” General Commercial District, “ON” Office District and “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District, in order to construct a subdivision for single family dwellings.

The proposed rezoning is compatible with the surrounding developments, and would not have a negative impact on surrounding properties. The subject property is suited for the proposed project.

**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 properties for Low Density Residential and Professional Office uses. The proposed change of zoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Future Land Use Plan and Comprehensive Plan.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

- Operating       Revenue       Capital       Not applicable

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