



## AGENDA MEMORANDUM

Future Item for the City Council Meeting September 11, 2012  
Action Item for the City Council Meeting of September 18, 2012

**DATE:** August 10, 2012  
**TO:** Ronald L. Olson, City Manager  
**FROM:** Mark E. Van Vleck, P.E., Interim Director, Department of Development Services  
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**PUBLIC HEARING – CHANGE OF ZONING**  
**Mohammad Rezaei (Case No. 0712-04)**  
**Change from “RM-1” Multifamily 1 District to “RS-6” Single-Family 6 District**  
**Property Address: 2302 Flour Bluff Drive**

### **CAPTION:**

PUBLIC HEARING – ZONING

Case No. 0712-04 Mohammad Rezaei: A change of zoning from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District, resulting in a change of future land use from commercial and medium density residential to low density residential. The property to be rezoned is described as being 8.943 acres out of the North one-half (½) of Lot 17, Section 49, Flour Bluff and Encinal Farm and Garden Tracts, located on the southeast corner of Purdue Road and Flour Bluff Drive.

### **PURPOSE:**

The purpose of this item is to change the zoning district on the subject property from a Multifamily district to a Single-Family district in order to develop a single-family residential neighborhood.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (July 18, 2012): Approval of the change of zoning from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District.

### **BACKGROUND AND FINDINGS:**

The applicant plans to construct a single-family residential subdivision. The subdivision would consist of 38 to 43 lots with minimum lot sizes of 6,000 square feet. Construction is expected to be completed in one phase. The applicant is requesting the change of zoning so that the subdivision can be designed in accordance with the lot dimensions and infrastructure requirements of the typical single-family subdivision.

Located to the north & east of the subject property are single-family neighborhoods in the "RS-6" District. To the south and west of the property are vacant lots zoned for multifamily and commercial uses respectively. The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**ALTERNATIVES:**

1. Approve an intermediate zoning classification and/or Special Permit; or
2. Deny the rezoning request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The proposed change of zoning is partially consistent with the adopted Future Land Use Plan, and would allow for a development compatible with the surrounding area. The rezoning would contribute to the availability of housing and would be consistent with adjacent zoning districts.

**EMERGENCY / NON-EMERGENCY:**

Staff is requesting an emergency reading. According to Article II, Section 14 of the City Charter, an item can be classified as an emergency because it calls for "immediate action necessary for the efficient and effective administration of the city's affairs." This is a routine, non-controversial item.

**DEPARTMENTAL CLEARANCES:**

Planning, Legal and Planning Commission

**FINANCIAL IMPACT:**

- Operating       Revenue       Capital       Not applicable

| <b>Fiscal Year: 2011-2012</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:**

1. Aerial Overview Map
2. Zoning Report with Attachments
3. Ordinance with Exhibit(s)