



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of January 28, 2014
Second Reading Ordinance for the City Council Meeting of February 11, 2014

DATE: December 5, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Farm Rural to Low Density Residential by
MPM Development, LP
Property Address: 8410 South Staples Street (FM 2444)**

CAPTION:

Case No. 1213-02: MPM Development, LP: A change of zoning from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District. The property is described as being a 23.206-acre tract of land out of a portion of the south half of Section 31, Laureles Farm Tracts, located on the south side of South Staples Street (FM 2444), approximately 360 feet east of King Trail.

PURPOSE:

The purpose of this item is to rezone the property to allow a single-family subdivision.

RECOMMENDATION:

Planning Commission and Staff Recommendation (December 4, 2013):
Approval of the change of zoning from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District to allow the construction of a single-family subdivision.

The proposed rezoning would not negatively impact the surrounding properties and although inconsistent with the Future Land Use Plan, which calls for one-acre single-family lots, a low density residential use is appropriate for this location. The “RS-22” District requires minimum lot sizes of 22,000 square feet, which is significantly larger than an average single-family lot and maintains the large lot sizes south of the Oso

Creek. The proposed rezoning and development would expand the existing low density residential neighborhood to the south and the property to be rezoned is suitable for uses permitted by the "RS-22" Single-Family 22 District.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the City's Comprehensive Plans despite being inconsistent with the Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	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
Report with Attachments
Ordinance with Exhibits