



**AGENDA MEMORANDUM**  
for the City Council Meeting of April 17, 2012

**DATE:** 3/12/2012

**TO:** Ronald L. Olson, City Manager

**FROM:** Mark Van Vleck, Interim Director, Department of Development Services  
markvv@cctexas.com  
(361) 826-3246

PUBLIC HEARING – CHANGE OF ZONING  
Juan G. Romero (Case No. 0212-05)  
Change from “FR” Farm-Rural District to “RS-6” Single-Family 6 District  
Property Address: 7614 Slough Road

**CAPTION:**

PUBLIC HEARING – ZONING

Case No. 0212-05: Juan G. Romero: The applicant is requesting a change of zoning from the “FR” Farm-Rural District to a “RS-6” Single-Family 6 District, not resulting in a change of the future land use. The property to be rezoned is a 0.213 acre out of the southwest 3 acres out of Lot 27, Section 26, Flour Bluff & Encinal Farm and Garden Tract, located east of Rodd Field Road (County Road 9) and north of Slough Road (County Road 26).

Planning Commission’s and Staff’s Recommendation (February 29, 2012): Approval of the rezoning to the “RS-6” Single-Family 6 District.

**BACKGROUND AND FINDINGS:**

- The applicant has requested the change of zoning to an “RS-6” Single-Family 6 District in order to plat the property. The current “F-R” Farm-Rural District requires a minimum lot size of 5 acres. The current size of the subject property is 9,278 square feet or 0.213 acre which is less than the minimum lot size required in the “F-R” District.
- The property owner purchased the property from HUD through a foreclosure. The property is currently sharing the water with the adjacent property and has a septic system. In order for the property to have its own utility connections, the property must be platted. The rezoning will allow the property owner to plat the property and connect to public water and wastewater which are located along Slough Road.

**ALTERNATIVES:** Denial of the requested change of zoning to the “RS-6” Single-Family 6 District.

**OTHER CONSIDERATIONS:** N/A

**CONFORMITY TO CITY POLICY:**

The Comprehensive Plan and the Southside Area Development Plan (ADP) slates the subject property for low density residential uses. The proposed change in zoning is consistent with the adopted Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan and Southside ADP both encourage residential development.

**EMERGENCY / NON-EMERGENCY:** Emergency

**DEPARTMENTAL CLEARANCES:** N/A

**FINANCIAL IMPACT:** N/A

<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

**RECOMMENDATION:**

Planning Commission's and Staff's Recommendation (February 29, 2012): Approval of the rezoning to the "RS-6" Single-Family 6 District.

**LIST OF SUPPORTING DOCUMENTS:**

- Zoning Report
- Ordinance

**Approvals:** Deborah Brown, Assistant City Attorney  
Toby Futrell, Interim Assistant City Manager