



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 14, 2015  
Second Reading for the City Council Meeting of July 21, 2015

**DATE:** June 22, 2015

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

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
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**Public Hearing and First Reading for Property at  
450 Caribbean Drive and 3004 Jamaica Drive**

### **CAPTION:**

Case No. 0615-05 Michael Havelka: A change of zoning from the "RM-1" Multifamily 1 District to the "RS-6" Single-Family 6 District, resulting in a change to the Future Land Use Plan from medium density residential to low density residential uses. The property is described as being 9.49 acres of land out of Lot 6, Tropic Estates, and out of Lots 10, 11, and 12, Section 53, Flour Bluff Encinal Farm and Garden Tracts, located along Caribbean Drive between Waldron Road and Jamaica Drive and along Jamaica Drive between Caribbean Drive and Glenoak Drive.

### **PURPOSE:**

The purpose of this item is rezone the property to allow a 33-unit single-family subdivision.

### **RECOMMENDATION:**

#### Planning Commission and Staff Recommendation (June 17, 2015):

Approval of the change of zoning from the "RM-1" Multifamily 1 District to the "RS-6" Single-Family 6 District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "RS-6" Single-Family 6 District to allow the development of a 33-unit single-family subdivision.

It is staff's opinion that the proposed rezoning would not negatively impact the surrounding residential properties and the property to be rezoned is consistent with elements of the city's Comprehensive Plan and Flour Bluff Area Development Plan to

allow for a low-density residential use. An “RS-6” District would allow uses that are compatible with the surrounding development and it is Staff’s opinion that a single-family residential development increases the residential desirability of this neighborhood, which is one of the findings required of the Comprehensive Plan.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The proposed rezoning to the “RS-6” Single-Family 6 District is not consistent with the adopted Future Land Use Plan but is consistent with the Flour Bluff Area Development 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