



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 15, 2024
Second Reading for the City Council Meeting of October 22, 2024

DATE: September 10, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
11202 Haven Drive**

CAPTION:

Zoning Case No. ZN8441, MPM Development LLC (District 1). Ordinance rezoning a property at or near 11202 Haven Drive from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District and the “CN-1” Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval) (6 votes required)

SUMMARY:

This item is to rezone the property to allow the development of a single-family residential subdivision (136.33 acres) and commercial use (21.20 acres).

BACKGROUND AND FINDINGS:

The subject property is a 157.54-acre tract in total in the Annville area, located at the northwest corner of Haven Drive and Warrior Road. The area is characterized primarily by single-family residences and the Tulosso-Midway High School and sports campus.

The properties to the north and west are residences zoned “RS-6” Single-Family 6 District. The property to the east is zoned “RS-6” Single-Family 6 District and consists of the Tulosso-Midway High School and sports campus. The properties to the south are zoned “RS-6” Single-Family 6 District and are made up of agricultural lands with softball and baseball fields.

The applicant is requesting to amend the current zoning district to develop the property with a medium-density residential subdivision and commercial development along Warrior Road. Per the metes and bounds description, the development will consist of 136.33 acres of single-family residences and 21.20 acres for retail sales and services. The “RS-4.5” Single-Family 4.5 District allows single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

The “CN-1” Neighborhood Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales, personal services, vehicle sales and services, and water-oriented uses.

The proposed rezoning is consistent with many elements and goals of Plan CC and Flour Bluff ADP; however, is not consistent with the FLUM designation of Medium-Density Residential for a small portion along Warrior Road, where commercial uses are being proposed.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 53 notices were mailed within the 200-foot notification area, and 8 outside the notification area.

As of October 11, 2024

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION (September 4, 2024):

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 and “CN-1” Neighborhood Commercial District.

Vote Results

For: 6

Against: 0

Absent: 1

Abstained: 0

Vacant: 2

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report