



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 11, 2014  
Second Reading for the City Council Meeting of November 18, 2014

**DATE:** October 6, 2014

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

**FROM:** Daniel M. Grimsbo, P.E., Director, Development Services Department  
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**Rezoning from "RS-6" Residential to "RS-4.5" Residential  
For The George B. Gaines, Jr. Family Limited Partnership, Ltd.  
Property Address: 8001 Holly Road**

### **CAPTION:**

Case No. 0914-02 The George B. Gaines, Jr. Family Limited Partnership, Ltd.: A change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property is described as being a 28.461-acre tract of land out of Lots 1 and 2, Section 32, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Holly Road west of Paul Jones Avenue.

### **PURPOSE:**

The purpose of this item is rezone the property to allow a 173-lot single-family subdivision with minimum lot sizes of 4,500 square feet and 20-foot front yard setbacks.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (September 24, 2014):  
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District to allow the construction of a single-family subdivision. The proposed rezoning would allow lots with a minimum lot size of 4,500 square feet and 45-foot lot widths.

The proposed rezoning is consistent with the adopted Future Land Use Plan, which calls for low density residential uses. The applicant is proposing the rezoning in order to allow a higher density of single-family dwellings on the property. The proposed rezoning will increase the density of the development, but the property would remain consistent

with the adopted Future Land Use Plan. The proposed rezoning will not negatively impact the surrounding properties and the property to be rezoned is suitable for low density residential uses.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The proposed rezoning is consistent with the City's Comprehensive Plan and the Future Land Use 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