



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 11, 2015
Second Reading for the City Council Meeting of August 18, 2015

DATE: July 21, 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 rezoning 66.96 acres near Rodd Field Road
and Siberian Street**

CAPTION:

Case No. 0715-03 Related Investors, Ltd.: A change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property to be rezoned is described as being a 66.96 acre tract of land out of Lots 1-4 and 14-16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, located along the east side of Rodd Field Road approximately 480 feet south of Siberian Street.

PURPOSE:

The purpose of this item is to allow for the expansion of a single-family subdivision.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 15, 2015):
Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant indicates an intent to develop the property as an extension of the existing Rancho Vista Subdivision. Platting of the property subsequent to the rezoning, if approved, will at a minimum, include dedication of right-of-way for Rodd Field Road, Oso Parkway, and the future collector street identified as Rancho Vista Boulevard. The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning is consistent with the Southside ADP and the adopted Future Land Use Plan’s designation of the property for a low density residential use. The Zoning Map amendments are

consistent with the Comprehensive Plan and is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment and the Zoning Map amendment would not have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is consistent with elements of the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating
 Revenue
 Capital
 Not applicable

Fiscal Year: 2014-2015	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:

- Presentation - Aerial Map
- Ordinance
- Planning Commission Final Report