



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 23, 2013
Second Reading for the City Council Meeting of July 30, 2013

DATE: June 20, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Farm-Rural to Low Density Residential for
Southside Ventures, L.P.
Property Address: 7401 & 7555 Holly Road**

CAPTION:

Case No. 0613-02 Southside Ventures, L.P.: 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 is described as Lots 3, 4, and 5, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Holly Road, approximately 1,160 feet east of Rodd Field Road.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 19, 2013):
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 Zoning Report, the applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District to allow construction of a single-family subdivision.

The properties located north, south, and east of the subject property are developed with single-family uses. The proposed rezoning is consistent with the land use and zoning patterns of adjacent properties. The proposed rezoning would not negatively impact the surrounding properties and is consistent with the Future Land Use Plan’s designation of the property as a low density residential use.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Approval of a special permit; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2012-2013	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:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibits