



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 20, 2015
Second Reading for the City Council Meeting of October 27, 2015

DATE: September 28, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
DanG@cctexas.com
(361) 826-3595

Public Hearing and First Reading for Property at 15205 Northwest Boulevard.

CAPTION:

Case No. 0915-01 Al Development, Inc.: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District. The property is described as being a 14.25 acre tract of land out of a 91.594 acre tract of land as recorded in Document Number 2012050691, Deed Records of Nueces County, Texas, located approximately 260 feet south of Northwest Boulevard (FM 624) between CR 73 and FM 1889.

PURPOSE:

The purpose of this item is to rezone the property to allow construction of an apartment complex.

RECOMMENDATION:

Planning Commission and Staff Recommendation (September 9, 2015):
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant proposes a 160-unit gated apartment complex. Sufficient street capacity exists to handle the traffic generated from the proposed apartment complex. While much of the area is vacant and much more traffic will be generated from future full development, the impact to the street system from the increase in development density will be mitigated by several factors per the attached report. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment and it is staff's opinion that the proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The rezoning is consistent with elements of the City's Comprehensive Plan, is compatible with the adjacent

neighborhood and land uses and would not have a negative impact on 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 Northwest Area Development Plan (ADP). The proposed rezoning to the "RM-1" Multifamily District is not consistent with the Northwest Future Land Use map's designation of the property as low density residential but is consistent with a several important goals of the city such as infill development and land use compatibility.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2015-2016	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