



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 9, 2013
Second Reading for the City Council Meeting of July 16, 2013

DATE: May 23, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Single-Family to Two-Family for
Sababa Holdings, LLC
Property Address: 1213 Central Street**

CAPTION:

Case No. 0513-02 Sababa Holdings, LLC: A change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District, not resulting in a change to the Future Land Use Plan. The property is described as Lot 17, Block 4, Flour Bluff Center, located on the east side of Central Street, between South Padre Island Drive (SH 358) and O’Neill Street.

PURPOSE:

The purpose of this item is to rezone the subject property to allow a two-family dwelling unit.

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 22, 2013):
Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District in order to make the existing duplex structure compliant with adopted zoning regulations. A duplex structure is not allowed in the “RS-6” Single-Family 6 District. The applicant does not have plans to redevelop the property or change its use.

The proposed rezoning is consistent with the Future Land Use Plan, which slates the property for a low density residential use. This rezoning is a reasonable expansion of the existing, conforming two-family uses located along Central Street. Additionally, the proposed rezoning is compatible with current zoning patterns in the area and would not have a negative impact on the surrounding neighborhood.

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