



AGENDA MEMORANDUM
for the City Council Meeting of March 27, 2012

DATE: 2/29/2012

TO: Ronald L. Olson, City Manager

FROM: Stephen Draper, Director, Department of Development Services
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(361) 826-3246

PUBLIC HEARING – CHANGE OF ZONING
Urban Engineering (Case No. 0212-01)
Change from “RS-6” Single-family 6 to “RS-4.5” Single-family 4.5 on Tract 1 and “CH”
Cottage Housing District Tract 2
Property Addresses: 7546 Slough Road

CAPTION:

PUBLIC HEARING – ZONING

Case No. 0212-01: Urban Engineering: The applicant is requesting a change of zoning from the “RS-6” Single-family 6 District to the “RS-4.5” Single-family 4.5 District on Tract 1 and “CH” Cottage Housing District on Tract 2, without resulting in a change of future land use. The property to be rezoned is described as Flour Bluff and Encinal Farm and Garden Tracts, Section 26, 20.763 acres out of Lots 29, 30 and 31, located east of Rodd Field Road (County Road 9) and north of Slough Road (County Road 26).

Planning Commission and Staff’s Recommendation:(February 1, 2012): Approval of the change of zoning to the “RS-4.5” Single-family 4.5 District on Tract 1 and “CH” Cottage Housing District on Tract 2.

BACKGROUND AND FINDINGS:

- The proposed change of zoning is adjacent to the new Zachary Kolda Elementary School and existing single family residential developments.
- The proposed change of zoning is consistent with the projected future land use of the area.
- The smaller lots will provide additional opportunities to construct homes less than the standard 6,000 square foot lots including a cottage development.

ALTERNATIVES: Denial of the change of zoning to the “RS-4.5” Single-family 4.5 District and “CH” Cottage Housing District.

OTHER CONSIDERATIONS: N/A

CONFORMITY TO CITY POLICY:

The Comprehensive Plan and the Southside Area Development Plan (ADP) slates the subject property for low density residential uses. The proposed change in zoning is consistent with the adopted Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan and Southside ADP both encourage residential development.

EMERGENCY / NON-EMERGENCY: Emergency

DEPARTMENTAL CLEARANCES: N/A

FINANCIAL IMPACT: Not applicable

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments:

RECOMMENDATION:

Planning Commission and Staff's Recommendation (February 1, 2012): Approval of the requested change of zoning to the "RS-4.5" Single-Family 4.5 District on Tract 1 and "CH" Cottage Housing District on Tract 2.

LIST OF SUPPORTING DOCUMENTS:

- Zoning Report
- Ordinance

Approvals: Deborah Brown, Assistant City Attorney
Eddie Houlihan, Assistant Director of Management and Budget
Rudy D. Garza, Interim Assistant City Manager

ZONING REPORT

Case No.: 0212-01

HTE No.: 12-10000004

Planning Commission Hearing Date: February 1, 2012

Applicant & Legal Description	Owner: Brooke Tract, LP Applicant/Representative: Urban Engineering Legal Description/Location: Flour Bluff and Encinal Farm and Garden Tracts, Section 26, 20.763 acres out of Lots 29, 30 and 31, located east of Rodd Field Road (County Road 9) and north of Slough Road (County Road 26).			
Zoning Request	From: "RS-6" Single-Family 6 District To: "RS-4.5" Single-Family 4.5 District on Tract 1 and "CH" Cottage Housing District on Tract 2 Area: 20.763 Acres Purpose of Request: To allow for the construction of single-family homes and a cottage development.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Vacant & Low Density Residential	Low Density Residential
	<i>East</i>	"RS-6" Single-Family 6 & "FR" Farm Rural	Vacant & Low Density Residential	Low Density Residential
	<i>West</i>	"RS-6" Single-Family 6 & "FR" Farm Rural	Vacant & Commercial	Low Density Residential & Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located in the Southside Area Development Plan (ADP) and is planned for low density residential uses. The proposed change in zoning to the "RS-4.5" Single-family 4.5 District and "CH" Cottage District is consistent with the Southside ADP and the adopted Future Land Use Map. Map No.: 041,031 Zoning Violations: None			

Staff's Summary:

- **Requested Zoning:** The purpose of the requested "RS-4.5" Single-family 4.5 District on Tract 1 and the "CH" Cottage Housing District on Tract 2 is to allow for the construction of single family homes and a cottage development.
- **Transportation and Circulation:** The subject property fronts upon Slough Road, a collector street. The nearest intersection is Rodd Field Road, an arterial street.

Street R.O.W.	Street	Existing R.O.W. and Paved Section	Planned R.O.W. and Paved Section	Urban Trans. Plan Type	Traffic Volume 2007
	Slough Rd.	60' R.O.W., 40' paved	60' R.O.W., 40' paved	Collector	N/A
	Rodd Field Rd.	130' R.O.W., 79' paved	130' R.O.W., 79' paved	Arterial	N/A

- **Relationship to Smart Growth:**

The proposed change of zoning will allow an increased capability of constructing homes. Existing infrastructure will be utilized and the proposed change of zoning would have minimal to no impact regarding smart growth. The proposed change of zoning is consistent with future land use.

- **Comprehensive Plan & Southside Area Development Plan Consistency:**

The Comprehensive Plan and the Southside Area Development Plan (ADP) slates the subject property for low density residential uses. The proposed change in zoning is consistent with the adopted Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan and Southside ADP both encourage residential development.

Plat Status: Subject property is not platted.

Department Comments:

- The proposed change of zoning is adjacent to the new Zachary Kolda Elementary School and existing single family residential developments.
- The proposed change of zoning is consistent with the projected future land use of the area.
- The smaller lots will provide additional opportunities to construct homes than standard 6,000 square foot lots including a cottage development.

Planning Commission's and Staff's Recommendation (February 1, 2012): Approval of the change of zoning to the "RS-4.5" Single Family 4.5 District on Tract 1 and "CH" Cottage Housing District on Tract 2.

Pending- Comments Received	Number of Notices Mailed Total – 19 within 200' notification area; 0 outside notification area	
	Favor	– 0 (inside notification area); 0 (outside notification area)
	Opposition	– 0 (inside notification area); 0 (outside notification area)
	For 0.0% As of January 27, 2011	

Attachments:

1. Site – Existing Zoning, Notice Area, & Ownership map