



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 25, 2016  
Second Reading for the City Council Meeting of November 1, 2016

**DATE:** September 27, 2016

**TO:** Margie C. Rose, City Manager

**FROM:** Daniel McGinn, Interim Director, Development Services Department  
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(361) 826-3595

**Public Hearing and First Reading for Property at  
7401 Holly Road**

### **CAPTION:**

Case No. 0916-03 Palm Land Investments, Inc.: A change of zoning from the "RS-4.5" Single-Family 4.5 District to the "RS-TH" Townhouse District. The property to be rezoned is described as an 8.63-acre tract of land out of the north portion of Lot 3, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Holly Road, approximately 1,307 feet east of Rodd Field Road.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow construction of residential townhouses.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (September 21, 2016): Approval of the change of zoning from the "RS-4.5" Single-Family 4.5 to the "RS-TH" Townhouse District.

### **Vote Results**

For: 9  
Against: 0  
Absent: 0

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-4.5" Single-Family 4.5 District to the "RS-TH" Townhouse District to allow construction of residential townhouses. The application and project site plan contains 64 townhouse units with access from Holly Road.

The proposed rezoning complies with the Comprehensive Plan. The property to be

rezoned is not consistent with the Future Land Use Plan’s designation of the property as a low density residential use, however, the location on a future arterial road is appropriate for medium density residential uses and townhouses help buffer single-family uses from future multifamily uses to the west. It is staff’s opinion that the rezoning will not have a negative impact upon the surrounding neighborhood. The amendment is compatible with the present zoning and conforming uses of the surrounding area and is suitable for uses permitted by the proposed zoning district.

**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. The proposed rezoning to the “RS-TH” Townhouse District is not consistent with the adopted Future Land Use Map, however, complies with the Comprehensive Plan.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

- Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2016-2017</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

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