



## AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of May 13, 2014  
Second Reading Ordinance for the City Council Meeting of May 27, 2014

**DATE:** April 22, 2014

**TO:** Ronald L. Olson, City Manager

**FROM:** Barney Williams, P.E., Interim Director, Development Services Department  
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**Rezoning from Residential to Office  
By Klatt Thomas, LLC  
Property Address: 4302 Interstate Highway 69**

### **CAPTION:**

Case No. 0414-01 Klatt Thomas, LLC: A change of zoning from the "RS-6" Single-Family 6 District to the "ON" Office District, resulting in a change to the Future Land Use Plan from commercial and medium density residential to office uses. The property is described as Lot 22, River Forest Acres, located along the northwest side of Interstate Highway 69, between Teague Lane and Cornett Road.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow office and multifamily uses.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (April 9, 2014):

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "ON" Office District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "ON" Office District to allow office and multifamily uses on the property. The proposed rezoning would allow uses such as townhouses, apartments, office uses, and commercial parking uses.

Although the Future Land Use Plan calls for commercial and multifamily uses on this property, an office zone would be appropriate for this area and would be an expansion of the office zoning immediately to the west. The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. The properties to the north and west are developed with multifamily

uses. The proposed rezoning would not negatively impact or be a nuisance to the surrounding properties, and the property to be rezoned is suitable for office or multifamily uses. A buffer yard would be required to minimize the impact of potential commercial development on the adjacent one- and two-family properties.

**ALTERNATIVES:**

Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The proposed rezoning is not strictly consistent with the Future Land Use Plan, although the proposed rezoning is consistent with pertinent elements of the Comprehensive Plan. The “ON” Office District allows multifamily uses and is more compatible than a commercial zoning district with the surrounding residential properties.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2013-2014</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				
<b>BALANCE</b>				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance with Exhibits  
 Report with Attachments  
 Aerial Overview Map