



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 18, 2014
Second Reading for the City Council Meeting of December 9, 2014

DATE: October 27, 2014

TO: Ronald L. Olson, City Manager

FROM: Daniel M. Grimsbo, P.E., Director, Development Services Department
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**Rezoning from Commercial to Residential
For Anthony Troy Shur and Janelle Marydee Shur
Property Addresses: 2645 Rodd Field Road**

CAPTION:

Case No. 1014-01 Anthony Troy Shur and Janelle Marydee Shur: A change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District, resulting in a change to the Future Land Use Plan from medium density residential to low density residential. The property is described as Lot 35A, Block 2, Brandywine Subdivision, located on the west side of Rodd Field Road north of Premont Street.

PURPOSE:

The purpose of this item is rezone the property to allow the construction of a single-family home.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 22, 2014):
Approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.

The applicant plans to demolish the current residential dwelling which is on a commercial lot, replacing it with a large metal building to augment the existing business, and then reconstruct the single-family dwelling and guest quarters behind the existing business.

The proposed rezoning would not negatively impact the surrounding residential

properties and the property to be rezoned is suitable for low density residential uses. The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is within the boundaries of the Southside Area Development Plan and the proposed rezoning is not consistent with the adopted Future Land Use Plan, which slates the property for medium density residential uses. Although inconsistent with the Future Land Use Plan and Comprehensive Plan, the rezoning to a lower density residential use would be appropriate for this location and is consistent with the surrounding residential properties.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	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