



AGENDA MEMORANDUM
Public Hearing & First Reading Ordinance for the City Council Meeting 01/24/2023
Second Reading Ordinance for the City Council Meeting 01/31/2023

DATE: January 24, 2023
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near the southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street)

CAPTION:

Case No. 1022-05 Cypress Point Capital, LLC. (District 5): Ordinance rezoning a property at or near the southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street) from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

SUMMARY:

The purpose of this rezoning is to allow for a single-family subdivision with half acres lots.

BACKGROUND AND FINDINGS:

The subject property is 18 acres in size and has recently completed the annexation process. The Subject Property is also known as Caroline Heights. To the north, south, east, and west are vacant properties located outside of the City limits. After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning. The subject property and adjacent properties will be served by a 12-inch water line along County Road 43 and Farm-to-Market Road 2444. Council recently approved a \$471,488 reimbursement for the construction of the 12-inch water line. As the single-family lots will be at least a half-acre in size, they will be served by On-Site Sewage Facilities (OSSF/Septic Tanks).

Conformity to City Policy

The proposed rezoning is consistent with the Future Land Use Map and with many broader elements of the Comprehensive Plan.

Public Input Process

Number of Notices Mailed
3 within a 200-foot notification area
3 outside notification area

As of October 14, 2022:

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Denial of the rezoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the change of zoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District on November 16, 2022.

Vote Count:

For: 7

Opposed: 0

Absent: 2

Abstained: 0

Staff recommends approval of the change of zoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report