



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 23, 2013
Second Reading for the City Council Meeting of April 30, 2013

DATE: March 28, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Manufactured Home to Residential for
The Lakes at King Estates, Inc.
Property Address: 1937 Division Road**

CAPTION:

Case No. 0313-05 The Lakes at King Estates, Inc.: A change of zoning from the "RMH" Manufactured Home District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change of future land use. The property is described as being a 24.93-acre tract of land out of Lots 8 and 9, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, located west of Flour Bluff Drive at the west end of Antoinette Drive and south of the Holly Road extension.

PURPOSE:

The purpose of this item is to rezone the property to allow development of a single-family subdivision with a minimum lot size of 4,500 square feet.

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 27, 2013):
Approval of the change of zoning from the "RMH" Manufactured Home District to the "RS-4.5" Single-Family 4.5 District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a rezoning to allow the construction of a single-family subdivision consisting of approximately 96 lots with a minimum lot size of 4,500 square feet.

The proposed rezoning is consistent with the Future Land Use Map, which slates the property for a park and low density residential use. The development will be an extension of the Shoreline Oaks subdivision to the east and will have access to the future Holly Road extension. The proposed change of zoning is compatible with current

zoning patterns in the area and would not have a negative impact on the surrounding neighborhood.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Approval of a special permit; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is in the Flour Bluff Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a park and low density residential use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2012-2013	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:

Aerial Overview Map
Zoning Report with Attachments
Ordinance with Exhibits