



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 Commercial to Residential for
George Shaheen
Property Address: 7953 South Staples Street**

CAPTION:

Case No. 0313-04 George Shaheen: A change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-4.5" Single-Family 4.5 District, resulting in a change of future land use from commercial to low density residential. The property is described as being a 3.136-acre tract of land out of Lot 1B, Block 1, King's Crossing West Unit 1, located along the north side of Oso Parkway, approximately 220 feet west of South Staples Street (FM 2444).

PURPOSE:

The purpose of this item is to rezone the property to allow single-family residential uses on 4,500-square foot lots.

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 27, 2013):

Approval of the change of zoning from the "CN-1" Neighborhood Commercial 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. Although inconsistent with the Future Land Use Plan, a residential use is suitable for this location along Oso Parkway. The property is in an area that is substantially residential and this change to low density residential use would be compatible. The abutting tract of land at the very corner of South Staples Street and Oso Parkway will remain developable for commercial.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Approve a Special Permit; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is within the Southside Area Development Plan and is not consistent with the adopted Future Land Use Plan, which slates the property for a commercial 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