



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of January 31, 2017  
Second Reading for the City Council Meeting of February 14, 2017

**DATE:** January 5, 2017

**TO:** Margie C. Rose, City Manager

**FROM:** Julio Dimas, Interim Director, Development Services Department  
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<p><b>Rezoning property located at 4222 Airline Road</b></p>
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### **CAPTION:**

Case No. 1216-01 AEL Development LLC: A change of zoning from the “RE” Residential Estate District and “FR” Farm Rural District to the “RS-6” Single Family Residential District. The property is described as A 1.994 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tract, Section 25, Lots 15 and 16, and a 22.651 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tract, Section 25, Lots 15 and 16, located on the northeast corner of Yorktown Boulevard and Airline Road.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow development of 120 lots into single family residential homes between 2,200 and 2,500 square feet.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (December 14, 2016): Approval of the change of zoning from the “RE” Residential Estate District and “FR” Farm Rural to the “RS-6” Single Family Residential District.

### **Vote Results**

For: 6

Against: 2

Absent: 1

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the “RE” Residential Estate District and “FR” Farm Rural District to the “RS-6” Single Family Residential District for the development of 120 lots into single family residential homes

between 2,200 and 2,500 square feet. The property to be rezoned is inconsistent with the Future Land Use Plan's designation of the property as mixed use. It is Staff's opinion that the rezoning will not have a negative impact upon the surrounding neighborhood. The potential for the property to be utilized at a higher density to serve the extension of Del Mar College. However, the amendment is compatible with the present zoning and conforming uses of the surrounding area and is suitable for uses permitted by the proposed zoning district.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Southside Area Development Plan. The proposed rezoning to the "RS-6" Single Family Residential District is inconsistent with the adopted Future Land Use Map, but is supported by several goals in Plan CC.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2016-2017</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				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report