



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of April 11, 2017  
Second Reading for the City Council Meeting of April 18, 2017

**DATE:** February 28, 2017

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

**FROM:** Julio Dimas, CFM, Interim Director, Development Services Department  
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<p><b>Public Hearing and First Reading Ordinance - Rezoning property located at 1744 Rand Morgan Road (FM 2292)</b></p>
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### **CAPTION:**

Case No. 0217-01 Carlos and Rhonda Garcia: A change of zoning from the "FR" Farm Rural District to the "RE" Residential Estate District. The property to be rezoned is described as a 1.615 acre tract out of the original 58.07 acre tract out of State Land Survey 416, Land Script No. 962, also being known as the F.J. Picha Tract, Corpus Christi, Nueces County, Texas, located on the east side of Rand Morgan Road, between Good-Night Loving Trail and McNorton Road.

### **PURPOSE:**

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

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (February 9, 2017):  
Approval of the change of zoning from the "FR" Farm Rural District to the "RE" Residential Estate District.

### Vote Results

For: 6  
Against: 0  
Absent: 3  
Abstained: 0

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "FR" Farm Rural District to the "RE" Residential Estate District to allow the construction of a single-family home.

The proposed rezoning is consistent with the newly adopted Plan CC Comprehensive Plan. The property is appropriately located for low density residential uses. The rezoning is compatible with adjacent projects and character of the surrounding area. The rezoning is not anticipated to have a negative impact upon the surrounding neighborhood.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan. The proposed rezoning to the "RE" Residential Estate District is consistent with the adopted Future Land Use Map and the Port/Airport/Violet Area Development Plan.

**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