



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 13, 2017
Second Reading for the City Council Meeting of June 20, 2017

DATE: June 12, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, Interim Director, Development Services Department
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Rezoning property located at 2121 Rand Morgan Road

CAPTION:

Case No. 0517-04 MPM Development, LP: A change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District. The property is described as being a Roberts Tract 2.064 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, Roberts Tract 31.119 acres out of Lots 3, 6, and 11, and Roberts Tract 6.517 acres out of Lots 3, 6, 11, and 14, and Roberts Tract 4.391 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, located along the west side of Rand Morgan Road, south of Leopard Street, and north of Oregon Trail.

PURPOSE:

The purpose of this item is to rezone the property to allow for the construction of single-family homes on approximately 167 lots ranging from 5,500 to 10,000 square foot lots.

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 17, 2017):

Approval of the change of zoning from “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Vote Results:

For: 9

Against: 0

Absent: 0

Abstained: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District to allow for the

construction of single-family homes.

The proposed rezoning is consistent with the Plan CC Comprehensive Plan. The proposed rezoning is also compatible the Northwest Area Development Plan, with neighboring properties, and with the general character of the surrounding area.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 is consistent with the adopted Future Land Use Map and the Northwest Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2016-2017	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:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report