



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 7, 2017
Second Reading for the City Council Meeting of November 14, 2017

DATE: October 10, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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Rezoning Property Located at 3413 South Staples Street

CAPTION:

Case No. 0917-04 Guernsey: A change of zoning from the “RS-6” Single Family 6 District to the “ON” Neighborhood Office District. The property is described as being 0.655 acres out of 26.32 acres of U Lott Tract, located on the south side of Staples Street, east of Casa Linda Drive, and west of Hayward Drive.

PURPOSE:

This property proposes to develop two office buildings on the property with a maximum square footage for each building of 4,000 square feet and each having an approximate height of 20-22 feet to ridge.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 4, 2017):
Approval of the change of zoning from the “RS-6” Single Family 6 District to the “ON” Neighborhood Office District

Vote Results:

For:	5
Against:	0
Absent:	4
Abstained:	0

BACKGROUND AND FINDINGS:

“RS-6” Single Family 6 District to the “ON” Neighborhood Office District to allow for the construction of two buildings with neighborhood office uses. Each building will

be a maximum of 4,000 square feet with an approximate height of 20-22 feet to ridge. The site can accommodate 33 parking spaces and two driveways are requested.

The proposed rezoning to the "ON" Neighborhood Office District is not consistent with the adopted Future Land Use Map. However it is consistent with PlanCC and the Southeast Area Development Plan. The proposed rezoning is also compatible with the general character of the surrounding area, which are a combination of low density residential, medium density residential, and commercial uses. This rezoning does not 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 the Southeast Area Development Plan and is planned for medium density residential uses. The proposed rezoning is not consistent with the Future Land Use Map. However, it is consistent with PlanCC, the Southeast Area Development Plan and the character of the surrounding area.

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