



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 14, 2017
Second Reading for the City Council Meeting of December 12, 2017

DATE: October 19, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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Rezoning for a Property Located at 1902 Rodd Field Road

CAPTION:

Case No. 1017-05 Hunt Enterprises, Ltd.: A change of zoning from the "RM-3" Multifamily 3 District to the "CG-2" General Commercial District for Tract 1 and "CG-2" General Commercial District to "RM-3" Multifamily 3 District for Tract 2. The property is described as being 2.25 acres out of Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Corsair Drive, east of Rodd Field Road, and west of Blue Angel Street.

PURPOSE:

This property will be developed to construct 96 apartment units on approximately 6.43 acres. The units will consist of 19 assisted living studios, 17 assisted living one-bedroom apartments, 24 memory care private apartments, 10 nursing facility private units, and 26 nursing facility semi-private resident units.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 18, 2017):
Approval of the change of zoning from the "RM-3" Multifamily 3 District to the "CG-2" General Commercial District for Tract 1 and "CG-2" General Commercial District to "RM-3" Multifamily 3 District for Tract 2.

Vote Results:

For: 8
Against: 0
Absent: 0
Abstained: 0

BACKGROUND AND FINDINGS:

The purpose for the request of the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District for Tract 1 and “CG-2” General Commercial District to “RM-3” Multifamily 3 District for Tract 2 to allow for the proposed construction of apartment units for assisted living, private memory care, and nursing facilities on approximately 6.43 acres.

The proposed rezoning to the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District for Tract 1 and “CG-2” General Commercial District to “RM-3” Multifamily 3 District for Tract 2 is not consistent with the adopted Future Land Use Map. However, it is consistent with PlanCC and the Southside Area Development Plan. The proposed rezoning is also compatible with the general character of the surrounding area, which are a combination of 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 Southside 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 Southside 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: 2017-2018	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