



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 16, 2018
Second Reading for the City Council Meeting of January 23, 2018

DATE: December 18, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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<p>Rezoning for a Property at 7469 Convair Drive (Requires $\frac{3}{4}$ vote)</p>
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CAPTION:

Case No. 1117-02 Lydia Rios: A change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit (SP). The property is described as Rodd Place #2, Block 4, Lot 18, located at the southwest corner of Convair Drive and Silver Sands Drive, east of Rodd Field Road, and north of Holly Road.

PURPOSE:

The purpose of this item is to rezone the property to allow for the operation of a Bed and Breakfast home.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 15, 2017):

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit (SP) with conditions.

Vote Results:

A $\frac{3}{4}$ vote is needed due to opposition from owners totaling more than 20% of the land in the notification zone.

For: 5
Against: 2
Absent: 2
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-6/SP” Single-Family 6 District with a Special Permit to allow for the operation of a Bed and Breakfast home.

The proposed rezoning to the “RS-6/SP” Single-Family 6 District with a Special Permit is consistent with the Future Land Use Map, the Southside Area Development Plan (ADP) and PlanCC. However, the proposed use may be incompatible with neighboring properties and with the general character of the surrounding area.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

The case is considered controversial as we have received 24.08% opposition. Approval will require a super-majority vote.

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 to “RS-6/SP” Single-Family 6 District with a Special Permit is consistent with the Future Land Use Map, the Southside Area Development Plan (ADP) and PlanCC. However, the proposed use may be incompatible with neighboring properties and with the general 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