



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 20, 2018
Second Reading for the City Council Meeting of March 27, 2018

DATE: January 30, 2018

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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<p align="center">Public Hearing and First Reading Ordinance – Rezoning property at or near 2722 Flour Bluff Drive</p>

CAPTION:

Case No. 0118-03 Lowm, Inc.: A change of zoning “CG-1” General Commercial District and the “RS-6” Single-Family 6 District to the “RS-22” Single-Family 22 District. The property is located at or near 2722 Flour Bluff Drive described as being 13.63 acres out of Lots 1 and 2, Section 50, Flour Bluff and Encinal Farm and Garden Tract, located on the east side of Flour Bluff Drive, south of Glen Oak Drive, and north of Caribbean Drive.

PURPOSE:

The purpose of this item is to allow the construction of a single-family subdivision consisting of 21 lots.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 24, 2018):

Approval of the change of zoning from the “CG-1” General Commercial District and the “RS-6” Single-Family 6 District to the “RS-22” Single-Family 22 District.

Vote Results:

For:	7
Opposed:	0
Absent:	2
Abstained:	0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “CG-1” General Commercial District and the “RS-6” Single-Family 6 District to the “RS-22” Single-Family 22 District is to allow for the construction of a single-family subdivision consisting of

21 lots. The proposed rezoning to the "RS-22" Single-Family 22 District is consistent with the adopted Comprehensive Plan (Plan CC) including the Future Land Use Map (Element 7) and the Flour Bluff Area Development Plan (ADP).

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Flour Bluff Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-22" Single-Family 22 District is consistent with the adopted Comprehensive Plan (Plan CC) including the Future Land Use Map (Element 7) and the Flour Bluff Area Development Plan (ADP).

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