



## **AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 11/19/19  
Second Reading Ordinance for the City Council Meeting 12/10/19

**DATE:** October 5, 2019  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 7564 Brooke Road

### **CAPTION:**

Zoning Case No. 1019-05, Southside Ventures III, LP. (District 5). Ordinance rezoning property at or near 7564 Brooke Road from the "RS-TH" Townhouse District to the "RS-4.5" Single-Family 4.5 District.

### **SUMMARY:**

The purpose of the zoning request is to allow for the construction of single-family homes.

### **BACKGROUND AND FINDINGS:**

The subject property is 5.824 acres in size. The owner is proposing to construct single-family homes. The current zoning of "RS-TH" Townhouse District permits townhomes. However, the "RS-4.5" Single-Family 4.5 District permits the construction of single-family homes.

#### ***Conformity to City Policy***

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for medium density residential uses. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). The subject property is compatible with the adjoining residential properties and does not have a negative impact upon the adjacent commercial properties. The proposed single-family development is consistent with the surrounding proposed residential subdivision developments along Oso Parkway. The property was originally zoned "RS-4.5" Single-Family 4.5 District and was only recently rezoned to the "RS-TH" District in 2017. This rezoning request is to revert the zoning back to the "RS-4.5" District.

#### ***Public Input Process***

Number of Notices Mailed  
28 within 200-foot notification area  
5 outside notification area

*As of October 2, 2019:*

In Favor  
0 inside notification area  
0 outside notification area

In Opposition  
0 inside notification area  
0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

***Commission Recommendation***

Planning Commission recommended approval of the change of zoning from the "RS-TH" Townhouse District to the "RS-4.5" Single-Family 4.5 District on October 2, 2019.

**ALTERNATIVES:**

1. Denial of the change of zoning from the "RS-TH" Townhouse District to the "RS-4.5" Single-Family 4.5 District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the "RS-TH" Townhouse District to the "RS-4.5" Single-Family 4.5 District with following vote count.

*Vote Count:*

For: 9  
Opposed: 0  
Absent: 0  
Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report