



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/11/20  
Second Reading Ordinance for the City Council Meeting 02/18/20

**DATE:** December 23, 2019  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 2301 Flour Bluff Drive

### **CAPTION:**

Zoning Case No. 1219-03, MVR Construction Company (District 4). Ordinance rezoning property at or near 2301 Flour Bluff Drive from the "RS-6" Single-Family 6 District and "CG-2" General Commercial 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 a single-family residential subdivision.

### **BACKGROUND AND FINDINGS:**

The subject property is 32.09 acres in size. According to the applicant the purpose of the request is to construct a single-family residential subdivision.

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

The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a low-density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent commercial properties. However, warrants an amendment to the Future Land Use Map. The property is currently vacant and is a remaining "RS-6" Single-Family 6 District tract. Adjacent to the north is a single-family home subdivision (Shoreline Oaks; 2005) zoned "RS-4.5" Single-Family 4.5 District and consists of 210 lots.

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

Number of Notices Mailed  
53 within 200-foot notification area  
7 outside notification area

#### ***As of December 13, 2019:***

In Favor  
0 inside notification area

In Opposition  
2 inside notification area

0 outside notification area

0 outside notification area

Totaling 2.01% of the land within the 200-foot notification area in opposition.

***Commission Recommendation***

Planning Commission approval of the change of zoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District on December 18, 2019.

**ALTERNATIVES:**

1. Denial of the change of zoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial 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-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District with following vote count.

*Vote Count:*

For:	8
Opposed:	0
Absent:	0
Abstained:	1

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report