



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/19/20
Second Reading Ordinance for the City Council Meeting 05/26/20

DATE: March 23, 2020

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 7614 Slough Road

CAPTION:

Zoning Case No. 0320-02, Juan Romero (District 5). Ordinance rezoning property at or near 7614 Slough Road from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District.

SUMMARY:

The purpose of the zoning request is to allow an existing single-family home to gain access to public utilities.

BACKGROUND AND FINDINGS:

The subject property is 0.527 acres in size. According to the applicant the purpose of the request is to allow an existing single-family home to gain access to public utilities. The applicant's residence was constructed prior to annexation into the City of Corpus Christi. At the time of construction, the property did not have access to a public right-of-way. Recently, the applicant acquired property to allow connection to Slough Road and public utilities. However, the requirement to obtain a utility tap is that the land must be platted. The acquired property is currently zoned "FR" Farm Rural District and does not meet the minimum lot size of five acres. Therefore, the property must be rezoned to the "RS-6" District which has a minimum lot size of 6,000 square feet and will grant a path to conformity for the subject property. If the rezoning is approved, the applicant will still be required to replat the property into one lot.

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 to the "RS-6" Single-Family 6 District 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 properties. The property is currently vacant and is a remaining "FR" Farm Rural District property adjacent to the applicant's residence. The subject property has remained undeveloped since annexation in 1995.

Public Input Process

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

As of March 13, 2020:

In Favor

0 inside notification area

0 outside notification area

In Opposition

1 inside notification area

0 outside notification area

Totaling 1.81% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District on March 18, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the FR” Farm Rural District to the “RS-6” Single-Family 6 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 “FR” Farm Rural District to the “RS-6” Single-Family 6 District with following vote count.

Vote Count:

For: 8

Opposed: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report