



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 06/09/20
Second Reading Ordinance for the City Council Meeting 06/16/20

DATE: April 28, 2020
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 8102 Yorktown Boulevard

CAPTION:

Zoning Case No. 0420-01, Mostaghassi Enterprises, Inc. (District 5). Ordinance rezoning property at or near 8102 Yorktown Boulevard from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District and "CG-2" General Commercial District.

SUMMARY:

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

BACKGROUND AND FINDINGS:

The subject property is 30.28 acres in size. The subject property was initially rezoned from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District in 2009. No development has occurred on the subject property since annexation in 1995.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-6" Single-Family 6 District and "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties. An amendment to the Future Land Use Map will be warranted for the commercial portion of the proposed rezoning.

Public Input Process

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

As of April 10, 2020:

In Favor
0 inside notification area

In Opposition
0 inside notification area

0 outside notification area

1 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 “FR” Farm Rural District to the “RS-6” Single-Family 6 District and “CG-2” General Commercial District on April 15, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District and “CG-2” General Commercial 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 and “CG-2” General Commercial 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