



## **AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 01/26/21  
Second Reading Ordinance for the City Council Meeting 02/09/21

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**DATE:** December 30, 2020

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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| Rezoning a property at or near 1902 Rand Morgan Road |
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### **CAPTION:**

Zoning Case No. 1120-01, Mary Hutchins Triestman Partnership (District 1). Ordinance rezoning property at or near 1902 Rand Morgan from the "FR" Farm Rural District and "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District and "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development.

### **SUMMARY:**

The purpose of the zoning request is to allow for development of commercial properties and a single-family residential subdivision.

### **BACKGROUND AND FINDINGS:**

The subject property is a total of 55.23 acres. The subject property has been vacant since annexation in 1962. On the same block as the subject property is an existing single-family residence that is currently occupied. To the north are single-family homes and an existing non-conforming Mobile Home Park (Tuloso Mobile Home Park). Across Rand Morgan Road is Tuloso-Midway Intermediate School, which is surrounded by a single-family residential neighborhood. To the west is Same Kane Beef and J&J Tamez Chemical company.

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

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is inconsistent with the Future Land Use map. However, the proposed "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development is consistent with the Future Land Use Map.

**Public Input Process**

Number of Notices Mailed

70 within 200-foot notification area

6 outside notification area

*As of December 30, 2020:*

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 rezoning property at or near 1902 Rand Morgan from the "FR" Farm Rural District and "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District and "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development, on November 11, 2020.

**ALTERNATIVES:**

1. Denial of the change of zoning from the "FR" Farm Rural District and "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District and "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development, on November 11, 2020.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the zoning request.

*Vote Count:*

For: 8

Opposed: 0

Absent: 1

Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report