



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 1/26/2021
Second Reading Ordinance for the City Council Meeting 2/9/21

DATE: December 14, 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 10001 Compton Road

CAPTION:

Zoning Case No. 0720-02, MVR Construction Company (District 4). Ordinance rezoning property at or near 10001 Compton Road from the "RE" Residential Estate District to the "RS-15" Single-Family 15 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 5.27 acres in size. The subject property is currently zoned "RE" Residential Estate District and consists of vacant land. The subject property was annexed in 1961 and has remained undeveloped. The rezoning case was originally scheduled for the September 8th City Council meeting and was tabled at the applicant's request.

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 to the "RS-15" Single-Family 15 District is consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood. The Future Land Use for the subject property is identified as Low Density Residential. According to Plan CC, Low Density Residential consists of up to 3 units per acre. The proposed development is a 5.269 acre tract with a proposed 10 units which is below the maximum allowed density of 15.3 units. A previous rezoning request was submitted for the "RS-15" Single-Family 15 District in October of 2018. The previous request received a recommendation of approval from City staff and the Planning Commission. Ultimately due to neighborhood opposition, the rezoning request was denied by the City Council.

Public Input Process - Number of Notices Mailed

16 within 200-foot notification area

5 outside notification area

As of December 14, 2020:**In Favor**

0 inside notification area

0 outside notification area

In Opposition

9 inside notification area

7 outside notification area

Totaling 64.42% of the land within the 200-foot notification area in opposition. The opposition consists of 6 separate opposed owners, with one owning 4 properties. A 3/4 vote from City Council is required.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District on July 22, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the "RE" Residential Estate District to the "RS-15" Single-Family 15 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 "RE" Residential Estate District to the "RS-15" Single-Family 15 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