



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/23/21  
Second Reading Ordinance for the City Council Meeting 03/02/21

**DATE:** January 24, 2021  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 725 Glenoak Drive

### **CAPTION:**

Zoning Case No. 0121-03, Bassam Salman: (District 4) Ordinance rezoning property at or near 725 Glenoak Drive from the "RM-1" Multifamily 1 District to the "RS-4.5" Single Family 4.5 District.

### **SUMMARY:**

The proposed use will be a development consisting of 21 single-family residential homes.

### **BACKGROUND AND FINDINGS:**

The subject property is 4.70 acres in size. The subject property is currently zoned "RM-1" Multifamily 1 District, consists of vacant property, and has remained undeveloped since annexation in 1961. The proposed rezoning will allow for the construction of 21 single-family homes.

#### ***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 is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the future land use, and does not have a negative impact upon the adjacent properties. The property is designated as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre. The proposed development is 2.33 Acres and proposes 21 single family homes, with a density of 9.01 units per acres meets the definition of medium-density residential.

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

Number of Notices Mailed  
52 within 200-foot notification area  
1 outside notification area

*As of December 28, 2020:*

In Favor  
0 inside notification area

In Opposition  
0 inside notification area

0 outside 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 of the change of zoning from the “RM-1” Multifamily 1 District to the “RS-4.5” Single-Family 4.5 District on January 6, 2021.

**ALTERNATIVES:**

1. Denial of the change of zoning from the “RM-1” Multifamily 1 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 “RM-1” Multifamily 1 District to the “RS-4.5” Single-Family 4.5 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