



## **AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 08/10/21  
Second Reading Ordinance for the City Council Meeting 08/17/21

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**DATE:** June 11, 2021

**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 2302 County Road 43
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### **CAPTION:**

Zoning Case No. 0621-03, Mostaghassi Investment Trust: (District 3) Ordinance rezoning property at or near 2302 County Road 43 from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

### **SUMMARY:**

The purpose of the rezoning request is to allow for the construction of a single-family residential subdivision.

### **BACKGROUND AND FINDINGS:**

The subject property totals 99.52 acres in size and is currently zoned "FR" Farm Rural District, consists of vacant property, and has remained since annexation in 2019. To the north, and west are properties outside of the City Limits and consist of vacant undeveloped land. To the south is another recently annexed property zoned "FR" Farm Rural District. To the east is Oso Creek.

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

The subject property is located within the boundaries of the London 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 adjoining properties, and does not have a negative impact upon adjacent properties. An adjacent property to the south was also annexed and will be the second half of the proposed single-family residential subdivision. The preliminary plat, including the subject property, proposes a total of 989 single-family residences. A wastewater lift station is currently under construction to provide service to the subdivision.

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

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

*As of June 11, 2021:*

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 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

### **ALTERNATIVES:**

1. Denial of the zoning to the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

### **FISCAL IMPACT:**

There is no fiscal impact associated with this item.

### **RECOMMENDATION:**

The Planning Commission recommended approval of the zoning to the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District on June 9, 2021.

#### *Vote Count:*

For: 8  
Opposed: 0  
Absent: 1  
Abstained: 0

Staff recommends approval of the zoning request.

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report