



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 09/21/21
Second Reading Ordinance for the City Council Meeting 10/12/21

DATE: August 24, 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 3617 Violet Road

CAPTION:

Zoning Case No. 0821-02, Dominga Flores: (District 1) Ordinance rezoning property at or near 3617 Violet Road from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

SUMMARY:

The purpose is for the allowance of an existing non-conforming home to become conforming to the standards of the Unified Development Code (UDC) for purposes of selling the property.

BACKGROUND AND FINDINGS:

The subject property is 0.96 acres in size. The subject property is currently zoned "FR" Farm Rural District, the property was owned by a Baptist Church until 2010 and was purchased by the current owner in 2011. To the north, east, and west are single-family residential subdivisions zoned "RS-6" Single-Family 6 District. To the south is a remaining large tract zoned "FR" Farm Rural District.

Conformity to City Policy

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for government uses. The proposed rezoning to the "RS-22" Single-Family 22 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map (FLUM). 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 the adjacent properties. The existing structure was constructed in 1980 on platted property that was annexed into the City in 1962. The church was converted to a home in 2010-2011.

Public Input Process

Number of Notices Mailed
24 within 200-foot notification area
2 outside notification area

As of August 24, 2021:

In Favor

0 inside notification area

0 outside notification area

In Opposition

1 inside notification area

0 outside notification area

Totaling 2.16% 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 from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the zoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District on August 4, 2021.

Vote Count:

For: 6

Opposed: 0

Absent: 3

Abstained: 0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report