



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of September 10, 2013
Second Reading Ordinance for the City Council Meeting of September 17, 2013

DATE: August 15, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Light Industrial to Commercial by
Stuart Spigel
Property Address: 2301 Agnes Street**

CAPTION:

Case No. 0813-01 Stuart Spigel: A change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District. The property is described as Lots 1-24, Block 8, Patrick-Webb Addition, located between Agnes and Marguerite Streets and between Twentieth and Twenty-first Streets.

PURPOSE:

The purpose of this item is to allow commercial and public uses in an existing shopping center.

RECOMMENDATION:

Planning Commission and Staff Recommendation (August 14, 2013):
Approval of the change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, Stuart Spigel is requesting a rezoning from the "IL" Light Industrial District to the "CG-2" General Commercial District in order to allow commercial and public uses that are not allowed in the "IL" District. The owner is interested in increasing the range of commercial uses allowed in his shopping center. The uses that currently occupy the shopping center are allowed in both the "IL" and "CG-2" Districts. A rezoning to the "CG-2" District would allow a broader range of commercial and other compatible uses on the subject property.

The proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for a commercial use. The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for commercial uses. The subject property has direct access to an arterial street without having to traverse through the surrounding residential areas.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Approval of a special permit; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the City’s Comprehensive Plans and Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

| Fiscal Year: 2012-2013 | Project to Date Expenditures (CIP only) | Current Year | Future Years | TOTALS |
|-------------------------------|--|---------------------|---------------------|---------------|
| Line Item Budget | | | | |
| Encumbered / Expended Amount | | | | |
| This item | | | | |
| BALANCE | | | | |

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibits