



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 12, 2015
Second Reading for the City Council Meeting of May 19, 2015

DATE: April 21, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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**Rezoning from Single-Family and Farm Rural to General Commercial
For Related Investors, Ltd.
Property Address: 2101 and 2139 Rodd Field Road**

CAPTION:

Case No. 0415-03 Related Investors, Ltd.:

A change of zoning from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Plan from low density residential to commercial uses. The property to be rezoned is described as 10.58 acres out of Lots 7 and 8, Section 19, Flour Bluff and Encinal Farm and Garden Tract, located on the southwest corner of Holly Road and Rodd Field Road.

PURPOSE:

The purpose of this item is to rezone property to allow a commercial use, such as a restaurant over 5,000 square feet or a fueling station with more than eight stations

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 25, 2015): Approval of the change of zoning from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant requests a rezoning from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "CG-2" General Commercial District. The applicant has indicated in the rezoning application that there are no specific plans for development. However, the applicant did provide a design concept illustrating how the 10.58 acre site could be developed with a 40,000 square foot retail center, a convenience store and 6,000 square foot restaurant. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the

surrounding area. The rezoning does not have a negative impact upon the surrounding neighborhood. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed rezoning.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The Zoning Map amendments are consistent with the Comprehensive Plan. While the proposed rezoning is not an exact match to the proposed Future Land Use Plan, there are many policies in the Comprehensive Plan that support the rezoning. Therefore, staff is of the opinion that overall, the proposed rezoning is consistent with the intent of the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	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:

- Presentation - Aerial Map
- Ordinance
- Planning Commission Final Report