



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 14, 2015  
Second Reading for the City Council Meeting of July 21, 2015

**DATE:** June 23, 2015

**TO:** Ronald L. Olson, City Manager

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
DanG@cctexas.com  
(361) 826-3595

**Public Hearing and First Reading for Property at  
3526 Holly Road**

**CAPTION:**

Case No. 0615-01 N.P. Homes, LLC: A change of zoning from the “RM-1” Multifamily 1 District to the “CN-1” Neighborhood Commercial District, resulting in a change to the Future Land Use Plan from low density residential uses to commercial uses. The property is described as Lot 8, Block 1, Carroll Place Unit 7, located along the north side of Holly Road and west of Carroll Lane.

**PURPOSE:**

The purpose of this item is rezone the property to allow for the development of a commercial retail use.

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (June 3, 2015):  
Approval of the change of zoning from the “RM-1” Multifamily 1 District to the “CN-1” Neighborhood Commercial District.

**BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the “RM-1” Multifamily 1 District to the “CN-1” Neighborhood Commercial District for the development of a commercial retail use.

The requested zoning complies with elements of the Comprehensive Plan and Southside Area Development Plan even though it does not match the Future Land Use Map. A general commercial use typically is preferred adjacent to arterial roads, which fits the character of the subject property and surrounding area. It is staff’s opinion that the proposed rezoning would not negatively impact the surrounding residential

properties because it has direct access to Holly Road, an arterial street, and it is compatible with the use and zoning districts due east. A “CN-1” District would allow uses that are compatible with the surrounding uses. Staff’s opinion is that a retail store increases the desirability of this neighborhood, which is one of the findings required of the Comprehensive Plan when deciding which commercial uses.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the “CN-1” Neighborhood Commercial District is consistent with the Southside ADP but not the adopted Future Land Use Plan’s designation of the property as medium density residential.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

- Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2014-2015</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
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