



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of December 16, 2014
Second Reading for the City Council Meeting of January 13, 2015

DATE: November 24, 2014

TO: Ronald L. Olson, City Manager

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

**Rezoning from Farm Rural to Commercial
For Robert S. Browning
Property Address: 3718 Airline Road**

CAPTION:

Case No. 1114-06 Robert S. Browning: A change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District, not resulting in a change to the Future Land Use Plan. The property is described as being a 19.27-acre tract of land out of Lots 25 and 26, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Slough Road between Airline Road and Rodd Field Road.

PURPOSE:

The purpose of this item is rezone the property to allow a general commercial use.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 19, 2014): Approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning the “FR” Farm Rural District to the “CG-2” General Commercial District for construction of a retail shopping center including a grocery store, retail buildings, fuel and car wash. The subject property is currently vacant and is within the boundaries of the Southside Area Development Plan (ADP). The Southside ADP encourages commercial activities to happen at locations with good access and high visibility, which falls in line with the subject property’s location being adjacent to the recently re-aligned intersection of Airline Road and Rodd Field Road. The proposed rezoning to the “CG-2” General Commercial District is consistent with the adopted Future Land Use Plan and the Southside Area Development Plan. The amendment is compatible with the present

zoning and conforming uses of nearby property and to the character of the surrounding area. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. The Zoning map amendment does not have a negative impact upon the surrounding neighborhood.

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 and is consistent with the adopted Future Land Use Plan, which slates the property for a commercial use.

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