



AGENDA MEMORANDUM

Future Item for the City Council Meeting of August 28, 2012
Action Item for the City Council Meeting of September 11, 2012

DATE: July 30, 2012
TO: Ronald L. Olson, City Manager
FROM: Mark E. Van Vleck, P.E., Interim Director, Department of Development Services
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PUBLIC HEARING – CHANGE OF ZONING
Michael N. Gunning (Case No. 0712-03)
Change from “FR” Farm Rural District to “IL” Light Industrial District
Property Address: 8018 Sedwick Road

CAPTION:

PUBLIC HEARING – ZONING

Case No. 0712-03 Michael N. Gunning: A change of zoning from the “FR” Farm Rural District to the “IL” Light Industrial District, not resulting in a change of future land use. The property to be rezoned is described as a 19.15-acre tract of land out of Lots 23 and 24, H. B. Sheppard Farm Lots, located on the north side of Sedwick Road and approximately 1,000 feet west of Rhew Road.

PURPOSE:

The purpose of this item is to rezone property from the “FR” Farm Rural District to the “IL” Light Industrial District to allow for the development of light industrial businesses.

RECOMMENDATION:

Planning Commission & Staff Recommendation (July 18, 2012):

Approval of the change of zoning from the “FR” Farm Rural District to the “IL” Light Industrial District.

BACKGROUND AND FINDINGS:

The purpose of the requested zoning change is to allow for future light industrial land use. At this time, there are no specific development or site plans to build on the property, however, there is interest from pipeline and drilling companies in acquiring all or a portion of the subject property. The applicant seeks to rezone the site as the first step in receiving proposals from prospective companies that have interest in purchasing the property.

The subject property and adjacent properties to the north and east are vacant. The property across Sedwick Road is vacant and also occupied by commercial uses. Located to the west is a single-family residential neighborhood.

A minimum 20-foot buffer yard and a 40-foot setback would be required between the subject property and the single-family houses to the west. A six-foot solid screening fence would also be required between the "IL" Light Industrial District and "RS-6" Single-Family 6 District.

ALTERNATIVES:

1. Approve an intermediate zoning classification and/or Special Permit; or
2. Deny the request

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is consistent with the Comprehensive Plan and the Port/Airport/Violet Area Development Plan (ADP), which slate the subject site for light industrial use.

EMERGENCY / NON-EMERGENCY:

Staff is requesting an emergency reading. According to Article II, Section 14 of the City Charter, an item can be classified as an emergency because it calls for "immediate action necessary for the efficient and effective administration of the city's affairs." This is a routine, non-controversial item.

DEPARTMENTAL CLEARANCES:

Planning, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2011-2012	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:

1. Aerial Map Overview
2. Zoning Report with Attachments
3. Ordinance with Exhibits A and B