



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of December 13, 2016
Second Reading for the City Council Meeting of December 20, 2016

DATE: November 21, 2016

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, Interim Director, Development Services Department
JulioD@cctexas.com
(361) 826-3276

**Rezoning for property located on
2310, 2314, 2316, 2318 Dempsey Street.**

CAPTION:

Case No. 1116-01 Scott Electric Co.: A change of zoning from the "RS-6" Single-Family 6 District and "RS-6/SP" Single-Family 6 District with a Special Permit to the "IL" Light Industrial District. The property to be rezoned is described as four lots composed of Shoreline Park, Block 8, consisting of Southeast 40' of Lot 9; Northwest 10' of Lot 9, all of Lot 10, and Southeast 20' of Lot 11; West 30' of Lot 11 and East 10' of Lot 12; West 43.75' of Lot 12; located on Dempsey Street between Lexington Avenue and North Port Avenue.

PURPOSE:

The purpose of this item is to allow construction of a storage building.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 2, 2016):
Denial of the change of zoning from the "RS-6" Single-Family 6 District and "RS-6/SP" Single-Family 6 District with a Special Permit to the "IL" Light Industrial District, and in lieu thereof, staff recommends extending the "RS-6/SP" Single-Family 6 District with a Special Permit to all four lots subject to special conditions.

Vote Results

For: 5

Against: 0

Absent: 2

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District and "RS-6/SP" Single-Family 6 District with a Special

Permit to the "IL" Light Industrial District to allow the construction of a 4,000 square foot storage building to store electrical and air conditioning parts and material. The proposed rezoning is not consistent with Plan CC Future Land Use map's designation of the property as medium density single family residential. However, the proposed storage building is completely within the lots owned by Scott Electric Co. which currently function as a commercial business and will not alter the aesthetics of the current buffer and standard screening fence.

ALTERNATIVES:

1. Deny the request.
2. Approve the "RS-6/SP" District as recommended.
3. Approve the "IL" district (requires ¾ vote)

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundary of the Central Business Area Development Plan. The proposed rezoning to the "IL" Light Industrial District is inconsistent with Plan CC and the Future Land Use Map which designate the area as Medium Density Single Family Residential.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2016-2017	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:

Ordinances- "RS-6/SP"; "IL"

Presentation - Aerial Map

Planning Commission Final Report