



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of April 22, 2014
Second Reading Ordinance for the City Council Meeting of April 29, 2014

DATE: March 27, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services
Department
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**Rezoning from Residential to Commercial
By ZEBA, LLC
Property Address: 11930 Leopard Street**

CAPTION:

Case No. 0314-03 ZEBA, LLC: A change of zoning from the "RS-6" Single-Family 6 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 is described as being a 5.864-acre tract of land out of Tract 11 of the Partition of the Estate of John B. Harney, located between Leopard Street and Interstate Highway 37, approximately 1,200 feet east of Callicoatte Road.

PURPOSE:

The purpose of this item is to rezone the property to allow for commercial and multifamily uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 26, 2014):

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District to allow commercial and multifamily uses on the property. The proposed rezoning would allow uses such as offices, retail sales, restaurants, multifamily developments, overnight accommodation and indoor recreation uses. The property to be rezoned is suitable for the proposed uses. The proposed rezoning would be an expansion of the "CG-2" General Commercial District immediately to the west and east. The proposed rezoning

is consistent with the Comprehensive Plan and the Future Land Use Plan's designation of the property for commercial uses. The proposed rezoning is compatible with the current zoning and development patterns of the abutting properties and properties south across Leopard Street.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the Comprehensive Plan and Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	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:

Ordinance with Exhibits
Report with Attachments
Aerial Overview Map