



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: August 16, 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
Hutton Company (Case No. 0712-02)
Change from “RS-6” Single-Family 6 District to “CN-1” Neighborhood Commercial District
Property Address: 1221, 1225, 1237 Horne Rd.

PUBLIC HEARING – ZONING

Case No. 0712-02: Hutton Company: A change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District, resulting in a change of future land use from low density residential to commercial. The property to be rezoned is described as Laguna Acres, Block 1, Lots 2, 3 and 4, located near the southwest corner of Columbia Street and Horne Road.

PURPOSE:

The purpose of this item is to rezone the property from a single-family zoning district to a commercial district to allow for the construction of a retail store.

RECOMMENDATION:

Planning Commission & Staff Recommendation (July 18, 2012):
Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

BACKGROUND AND FINDINGS:

The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District to allow for the construction of an 8,500-square-foot freestanding retail store on a 1.14-acre site. The project site consists of four lots. The corner lot, Lot 1, is already zoned “CN-1” Neighborhood Commercial District, and the rezoning of the additional three lots would be an expansion of the existing “CN-1” District.

To the north of the subject property is a public golf course and drainage corridor in an “RS-6” Single-Family 6 District. Single-family houses are located to the south and west of the subject property, which are also in an “RS-6” District. On the corner of Columbia Street and Horne Drive is a low-intensity commercial use and a single-family house in the “CN-1” Neighborhood Commercial District. Across Columbia Street is a drainage corridor and a commercial use in the “CG-2” General Commercial District.

The proposed rezoning is an acceptable expansion of the adjacent "CN-1" Neighborhood Commercial District. Additionally, a commercial use on the subject property benefits from direct access to an arterial-type street (Horne Road). Lastly, the Unified Development Code affords protection of the adjacent single-family uses by means of setbacks, buffer yards, screening, and stricter lighting standards.

ALTERNATIVES:

1. Approve an intermediate zoning district or Special Permit; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is not consistent with the adopted Future Land Use Map but it meets the criteria of the Comprehensive Plan and Southeast Area Development Plan by encouraging infill development and locating commercial establishments with direct access to an arterial road so that traffic is not directed through local residential streets.

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 Overview Map
2. Background Report with Exhibits
3. Ordinance with Exhibits