



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 20, 2018  
Second Reading for the City Council Meeting of March 27, 2018

**DATE:** February 21, 2018

**TO:** Margie C. Rose, City Manager

**FROM:** William J. Green, P.E., Interim Director,  
Development Services Department  
BillG@cctexas.com  
(361) 826-3276

**Public Hearing and First Reading Ordinance –  
Rezoning property at or near 15641 Northwest Boulevard**

**CAPTION:**

Case No. 0218-02 Puerto Los Caballeros, LLC.: A change of zoning “FR” Farm Rural District to the “CG-2” General Commercial District. The property is located at or near 15641 Northwest Boulevard and described as being 39.750 Acre Tract, situated in the Mariano Lopez de Herrera Grant, Abstract No. 606, Nueces County, Texas, Located on the south side of Northwest Boulevard, east of County Road 73, and west of County Road 1889.

**PURPOSE:**

The purpose of this item is to allow for the construction of a restaurant.

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (February 7, 2018):  
Approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.

**Vote Results:**

For: 8  
Opposed: 0  
Absent: 1  
Abstained: 0

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CG-2" General Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) except for Element 7 (Future Land Use Map).

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2017-2018</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report