



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 13, 2018
Second Reading for the City Council Meeting of February 20, 2018

DATE: January 17, 2018

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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<p align="center">Public Hearing and First Reading Ordinance – Rezoning property at 2882 Holly Road</p>
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CAPTION:

Case No. 0118-02 ERF Real Estate, Inc. A change of zoning from “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District. The property is located at 2882 Holly Road and described as being a 5.512 acre tract out of Lot 4, Section 3, Bohemian Colony Lands, located on the northeast corner of Holly Road and Richter Street, west of Kostoryz Road, and east of Ayers Street.

PURPOSE:

The purpose of this item is to rezone the property to allow for the construction of commercial or retail uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 10, 2018):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

Vote Results:

For:	7
Opposed:	0
Absent:	2
Abstained:	0

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 “CN-1” Neighborhood Commercial District to allow for the construction of commercial or retail uses.

The proposed rezoning to the "CN-1" Neighborhood Commercial District is inconsistent with the adopted Future Land Use Map. However, the proposed uses are consistent with the Southside ADP, PlanCC, and past rezoning decisions.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Southside Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is inconsistent with the adopted Future Land Use Map. However, the proposed uses are consistent with the Southside ADP, PlanCC, and past rezoning decisions.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2017-2018	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

Presentation - Aerial Map

Planning Commission Final Report