



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 07/19/22
Second Reading Ordinance for the City Council Meeting 07/26/22

DATE: June 21, 2022
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 4040 Violet Road

CAPTION:

Case No. 0422-01, Robert Dominiguez (District 1): Ordinance rezoning property at or near 4040 Violet Road from the "RS-6" Single Family 6 District to the "CG-2" General Commercial District. (3/4 vote required to approve due to public opposition)

SUMMARY:

The purpose of this rezoning is to allow for a commercial use, specifically a mini-storage facility.

BACKGROUND AND FINDINGS:

The subject property is 3.37 acres. To the north, property is zoned "RS-6" Single-Family 6 District with Low Density Residential use. To the south, "RS-6" Single-Family 6 District with Low Density Residential, Vacant, and Mobile Home uses. To the east, "RS-6" Single-Family 6 District and "RM-1" Multifamily district, and vacant. To the west, "RS-6" Single-Family 6 with Low Density Residential and Mobile Home uses.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes denial of the change of zoning and in lieu recommends approval of "RS-6" District with a Special Permit.

Conformity to City Policy

Although the proposed zoning is inconsistent with the Future Land Use Map, the proposed rezoning is consistent with many broader elements of the comprehensive plan. The proposed zoning warrants an amendment to the Future Land Use Map.

Public Input Process

Number of Notices Mailed
9 within 200-foot notification area
2 outside notification area

As of July 15, 2022:

In Favor

0 inside notification area

0 outside notification area

In Opposition

4 inside notification area

0 outside notification area

Totaling 54.82% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Approval of "RS" Single-Family 6 District with a special Permit.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended denial of the "CG-2" General Commercial District and in lieu thereof "RS-6/SP" Single-Family 6 District with a Special Permit on June 1, 2022.

Vote Count:

For: 8

Opposed: 1

Absent: 0

Abstained: 0

Staff recommended Denial of the "CG-2" General Commercial District and in lieu thereof "RS-6/SP" Single-Family 6 District with a Special Permit on June 1, 2022.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report