



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 06/15/21
Second Reading Ordinance for the City Council Meeting 06/22/21

DATE: May 11, 2021
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning a property at or near 14702 Northwest Boulevard

CAPTION:

Zoning Case No. 0421-05, Vision Twenty Investments, LLC.: (District 1) Ordinance rezoning property at or near 14702 Northwest Boulevard from the "FR" Farm Rural District to the "CG-2" General Commercial District.

SUMMARY:

The purpose of the rezoning request is to allow for the construction of a commercial development.

BACKGROUND AND FINDINGS:

The subject property is 3.868 acres in size. The applicant states that the short term plans for the property include development of the 3.868 acre portion fronting Northwest Boulevard as two lots of equal area, intended for a mixed commercial use. The developer anticipates that an approximately 10,000 square foot single story structure will be built on each lot. The structures will be designed for multiple tenant occupancy, including a mix of general business, retail, and some restaurant use. It is further anticipated that the remainder of the 19.64 parent tract will remain vacant in the short term. Detailed plans for the possible development of the remaining property will be based on market conditions after the completion of the initial commercial development.

The subject property is currently zoned "FR" Farm Rural District, consists of vacant property, and has remained since annexation in 1995. To the north are vacant properties zoned "CN-1" Neighborhood Commercial District and "CG-2" General Commercial District. To the south is a vacant property zoned "FR" Farm Rural District. To the east is a restaurant and retail store zoned "CG-2" General Commercial District. To the west is a vacant property zoned "CG-2" General Commercial District.

Conformity to City Policy

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a mixed use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a

negative impact upon the adjacent properties. The proposed rezoning is also consistent with the commercial developments along the Northwest Boulevard (FM 624) corridor.

Public Input Process

Number of Notices Mailed
7 within 200-foot notification area
1 outside notification area

As of May 11, 2021:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% 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. Denial of the zoning to the "FR" Farm Rural District to the "CG-2" General Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Commission Recommendation

Planning Commission recommended approval of the zoning to the "FR" Farm Rural District to the "CG-2" General Commercial District on April 28, 2021.

Staff recommends approval of the zoning request.

Vote Count:

For: 7
Opposed: 0
Absent: 1
Abstained: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report