



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 1, 2016
Second Reading for the City Council Meeting of November 15, 2016

DATE: October 6, 2016

TO: Margie C. Rose, City Manager

FROM: Daniel McGinn, Interim Director, Development Services Department
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<p align="center">Public Hearing and First Reading for Property at 701 East Port Avenue</p>
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CAPTION:

Case No. 1016-03 Durrill Farms, LLC: A change of zoning from the "IH" Heavy Industrial District to the "CI" Intensive Commercial District. The property to be rezoned is described as a 2.6-acre tract of land out of Port Addition, Block 2, Lot 1, located between Port Avenue and Brewster Street and between Tanchua Street and Broadway Street.

PURPOSE:

The purpose of this item is to rezone the property to allow construction of a multi-use hotel/business/restaurant development.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 5, 2016):
Approval of the change of zoning from the "IH" Heavy Industrial District to the "CI" Intensive Commercial District.

Vote Results

For: 5
Against: 0
Absent: 2
Abstained: 2

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "IH" Heavy Industrial District to the "CI" Intensive Commercial District to allow the construction of a multi-use hotel/business/restaurant development.

The proposed rezoning is consistent with the newly adopted Plan CC Comprehensive Plan. The property is appropriately located for commercial uses at the intersection of an expressway and a secondary arterial. The rezoning is compatible with adjacent projects and character of the surrounding area. The rezoning is not anticipated to have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Central Business Area Development Plan. The proposed rezoning to the "CI" Intensive Commercial District is consistent with the adopted Future Land Use Map and the Central Business Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2016-2017	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