



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
DanielMc@cctexas.com
(361) 826-3595

**Public Hearing and First Reading Ordinance - Rezoning property located at
3838 Acushnet Drive**

CAPTION:

Case No. 1016-02 Jose and Hector Sanchez: A change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District. The property to be rezoned is described as Block 7, Lot 13, Saratoga Weber Plaza, located on the north side of Acushnet Drive between Weber Road and Jefferson Street.

PURPOSE:

The purpose of this item is to allow construction of an automotive repair facility with services expanded beyond light repair work to include heavy vehicle services.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 5, 2016):
Approval of the change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District.

Vote Results

A $\frac{3}{4}$ vote is needed due to opposition from owners totaling more than 20% of the land in the notification zone.

For: 7

Against: 0

Absent: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "CG-2" General Commercial District to the "IL" Light Industrial District to allow the construction of an automotive facility with both light and heavy vehicle services.

The proposed rezoning is not consistent with Plan CC Future Land Use map's designation of the property as commercial. However, the properties to the east and west of the subject property were rezoned during the last six years for light industrial uses and the rezoning is not anticipated to have a significant change of impact upon the surrounding property.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan. The proposed rezoning to the "IL" Light Industrial District is not consistent with the adopted Future Land Use Map and the Southside 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