



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of June 24, 2014
Second Reading Ordinance for the City Council Meeting of July 8, 2014

DATE: May 19, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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**Rezoning from Professional Office to Professional Office with a Special Permit by
Lutheran Properties, Inc.
Property Address: 5517 Alameda Street**

CAPTION:

Case No. 0514-01 Lutheran Properties, Inc.: A change of zoning from the "ON" Office District to the "ON/SP" Office District with a Special Permit. The property to be rezoned is described as being Lots 3 and 4, Club House Place, located along the south side of South Alameda Street, between University Drive and Palmetto Street.

PURPOSE:

The purpose of this item is to eliminate the property's nonconforming status and to allow expansion of the existing use.

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 7, 2014):

Approval of the change of zoning from the "ON" Office District to the "ON/SP" Office District with a Special Permit.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "ON" Office District to the "ON/SP" Office District with a Special Permit to eliminate the property's nonconforming status and to allow expansion of the existing use. The use is a temporary shelter for children and is classified as a social service use.

A rezoning that maintains the "ON" Office District and grants a Special Permit will be consistent with the adopted Future Land Use Plan, which slates the property for professional office uses, since the "base" zoning district will not be modified. The Zoning map amendment will be consistent with the Comprehensive Plan. The property to be rezoned is suitable for the use permitted by the Special Permit. The rezoning does not

have a negative impact upon the surrounding neighborhood and the Special Permit will not require any special conditions.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southeast Area Development Plan. The proposed rezoning using the base district with a Special Permit is consistent with the Future Land Use Plan and the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	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 with Exhibits
Report with Attachments
Aerial Overview Map