



**AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 2/8/22  
Second Reading Ordinance for the City Council Meeting 2/15/22

**DATE:** January 11, 2022  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 7601 Yorktown Boulevard

**CAPTION:**

Zoning Case No. 1221-01, Gulfway Shopping Center: (District 5) Ordinance rezoning property at or near 7601 Yorktown Boulevard from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District.

**SUMMARY:**

The purpose is to allow for the construction of a neighborhood scale commercial development.

**BACKGROUND AND FINDINGS:**

The subject property is 5.53 acres in size. The subject property is currently zoned “FR” Farm Rural District, consists of vacant land, and has remained undeveloped since annexation in 1995. To the north are vacant properties along Yorktown Boulevard zoned “CN-1” Neighborhood Commercial District. To the south, east and west, are single-family residential subdivisions zoned “RS-4.5” Single-Family 4.5 District.

***Conformity to City Policy***

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the “CN-1” Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.

***Public Input Process***

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

***As of November 24, 2021:***

In Favor  
0 inside notification area  
0 outside notification area

In Opposition  
0 inside 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 from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission recommended approval of the zoning from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District on December 8, 2021.

*Vote Count:*

For:	8
Opposed:	0
Absent:	1
Abstained:	0

Staff recommends approval of the zoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report