



## **AGENDA MEMORANDUM**

Public Hearing and First Reading Ordinance for the City Council Meeting of March 18, 2014  
Second Reading Ordinance for the City Council Meeting of March 25, 2014

**DATE:** February 13, 2014

**TO:** Ronald L. Olson, City Manager

**FROM:** Barney Williams, P.E., Interim Director, Development Services  
Department  
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(361) 826-3595

**Rezoning from Farm Rural to Light Industrial  
By Bill Ferguson  
Property Location: Southwest corner of Leopard Street and Rhew Road**

### **CAPTION:**

Case No. 0214-01: Bill Ferguson: A change of zoning from the "FR" Farm Rural District to the "IL" Light Industrial District, not resulting in a change to the Future Land Use Plan. The property is described as being a 69.265-acre tract of land out of a 176-acre tract of land generally known as the Sedwick Tract and out of The J. Dunn Survey, Abstract 985, located along the west side of Rhew Road, between Leopard Street and Sedwick Road.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow development of light industrial uses.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (February 12, 2014):  
Approval of the change of zoning from the "FR" Farm Rural District to the "IL" Light Industrial District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "FR" Farm Rural District to the "IL" Light Industrial District to allow future development of light industrial uses. The proposed rezoning would allow the property to be subdivided and sold to light industrial businesses.

The proposed rezoning is consistent with the Comprehensive Plan and the adopted Future Land Use Plan, which calls for light industrial service uses. The proposed rezoning will allow uses such as light industrial, warehouse and freight movement, heavy vehicle service, and waste related service. The proposed rezoning will not negatively impact the surrounding properties and the property to be rezoned is suitable for light industrial uses.

**ALTERNATIVES:**

Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The proposed rezoning is consistent with the City’s Comprehensive Plan and the Future Land Use Plan.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2013-2014</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
<b>BALANCE</b>				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance with Exhibits  
 Report with Attachments  
 Aerial Overview Map