



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 14, 2017
Second Reading for the City Council Meeting of February 21, 2017

DATE: January 23, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, CFM, Interim Director, Development Services Department
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**Rezoning for Property at
16013 Northwest Boulevard**

CAPTION:

Case No. 0117-05 George Tintera and Ping Jung Tintera: A change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District. The property to be rezoned is described as a 1.776 acre tract of land of a portion out of Wade Riverside Subdivision, Section 4, located on the south side of Northwest Boulevard between Carousal Drive and County Road 73.

PURPOSE:

The purpose of this item is to rezone the property to allow development of 9,100 square foot Dollar General Store.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 11, 2017): Approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.

Vote Results

For: 9
Against: 0
Absent: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “FR” Farm Rural District to the “CG-2” General Commercial District for the development of a 9,100 square foot Dollar General Store. The property to be rezoned is inconsistent with the Future Land Use Plan’s designation of the property as medium density residential. It is Staff’s opinion, however, that the requested rezoning will not have a negative impact

upon the surrounding neighborhood. There is existing commercial development along Northwest Boulevard (FM 624) and the Northwest Area Development Plan notes commercial development will continue along Northwest Boulevard.

ALTERNATIVES:

1. Approve with Conditions.
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan. The proposed rezoning to the “CG-2” General Commercial District is inconsistent with the adopted Future Land Use Map, but is supported by goals in Plan CC.

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