



AGENDA MEMORANDUM

Future Item for the City Council Meeting of August 14, 2012

Action Item for the City Council Meeting of August 21, 2012

DATE: July 18, 2012

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Interim Director, Department of Development Services
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PUBLIC HEARING – CHANGE OF ZONING
Calallen GP, LLC (Case No. 0612-02)
Change from “FR” Farm Rural District to “CG-2” General Commercial District
Property Address: 14801 Northwest Boulevard

CAPTION:

PUBLIC HEARING – ZONING

Case No. 0612-02: Calallen GP, LLC: A change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District, resulting in a change of future land use from commercial and medium density residential uses to commercial uses. The property to be rezoned is described as being a 36.896-acre tract of land out of Lot 4, Block 2, Nueces River Irrigation Park, located on the southeast corner of Northwest Boulevard (FM 624) and FM 1889.

PURPOSE:

The purpose of this item is the change the zoning district on land at 14801 Northwest Boulevard from a Farm Rural district to a Commercial district to allow for construction of a grocery store and retail center.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 20, 2012):

Denial of the applicant’s request for the “CG-2” General Commercial District on 36.896 acres and, in lieu thereof, approval of the “CG-2” General Commercial District on Tract 1 (29.243 acres) and the “CN-1” Neighborhood Commercial District on Tract 2 (7.653 acres).

BACKGROUND AND FINDINGS:

The purpose of this zoning change is to allow for construction of mixed-use commercial retail center, which includes a grocery store and possible apartment complex or business park, on approximately 37 acres at the southeast corner of Northwest Boulevard (FM 624) and FM 1889. The applicant proposes to subdivide the property into eight commercial lots ranging from one to twelve acres each. During the first development phase, a 64,000-square-foot grocery store

located in one building and approximately 64,000 square feet of general retail space located in four other buildings would be constructed on 22 of the 37 acres. There is no development plan for the remaining acreage at this time, but it is projected for possible medium density residential uses or business park.

The applicant is in agreement the Planning Commission and Staff recommendation of the “CG-2” General Commercial District on 29.243 acres toward the front portion of the lot and the “CN-1” Neighborhood Commercial District on 7.653 acres toward the rear portion of the lot near the single-family neighborhood, which would provide an improved transition from the high-intensity commercial uses and the low-intensity residential uses to the south.

ALTERNATIVES:

1. Approve the applicant’s original request of “CG-2” General Commercial on 36.896 acres;
2. Approve an intermediate zoning district or Special Permit; or
3. Deny the request.

OTHER CONSIDERATIONS: Not applicable

CONFORMITY TO CITY POLICY:

The change of zoning to commercial zoning on the 37 acres would not be consistent with the Future Land Use Map, which slates the rear portion of the subject property for medium density residential uses. However, the rezoning is consistent with Area Development Plan, which states that the most appropriate locations for small-scale commercial development is at intersections of arterial roadways. The modified rezoning request which incorporates Neighborhood Commercial zoning is consistent with a policy of the Comprehensive Plan, which calls for the buffering of low-intensity residential uses from high-intensity commercial uses with open space or transitional zoning districts.

EMERGENCY / NON-EMERGENCY: Staff is requesting an emergency reading. According to Article II, Section 14 of the City Charter, an item can be classified as an emergency because it calls for “immediate action necessary for the efficient and effective administration of the city’s affairs”. This is a routine, non-controversial item.

DEPARTMENTAL CLEARANCES: Planning Commission, Planning and Legal

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2011-2012	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:

1. Aerial Overview Map
2. Zoning Report with Attachments
3. Ordinance with Exhibits for the Planning Commission Recommendation
4. Ordinance with Exhibits for the Applicant’s original request