



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of January 28, 2014
Second Reading Ordinance for the City Council Meeting of February 11, 2014

DATE: December 19, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
MarkVV@cctexas.com
(361) 826-3246

**Rezoning from Residential to Commercial
By Spear Consolidated, Ltd.
Property Address: 2502 Saratoga Boulevard (SH 357)**

CAPTION:

Case No. 1213-03 Spear Consolidated, Ltd.: A change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as being a 4.07-acre tract of land out of a portion of Lot 5, Section 8, Bohemian Colony Lands, located on the north side of Saratoga Boulevard (SH 357) approximately one-half mile east of Ayers Street (SH 286 Business).

PURPOSE:

The purpose of this item is to rezone the property to allow construction of a retail store.

RECOMMENDATION:

Planning Commission and Staff Recommendation (December 4, 2013): Approval of the rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached Report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District to allow the development of a retail store. The proposed rezoning is consistent with the adopted Future Land Use Plan's designation of the property as a commercial use. General Commercial uses are appropriate where they have access to a major arterial street such as Saratoga Boulevard. The proposed rezoning is not anticipated to negatively impact the surrounding properties and the property to be rezoned is suited for the proposed commercial use.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

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

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:

Aerial Overview Map
Report with Attachments
Ordinance with Exhibits