



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of July 8, 2014
Second Reading Ordinance for the City Council Meeting of July 15, 2014

DATE: June 23, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services
BarneyW@cctexas.com
(361) 826-3595

**Rezoning from Low density residential to Commercial by Dalia Ayala Holdings, LLC
and Gonzalez Family Partnership, Ltd.
Property Address: 6902 South Staples Street**

CAPTION:

Case No. 0614-01 Dalia Ayala Holdings, LLC and Gonzalez Family Partnership, Ltd.: A change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District on Tract 1 and to the "CN-1" Neighborhood Commercial District on Tract 2. The property to be rezoned is described as 7.61 Acres out of Lots 17, 18, 31 and 32, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, located on the east side of South Staples Street, approximately 300 feet north of Corsica Road.

PURPOSE:

The purpose of this item is to develop the property with mixed commercial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 4, 2014):

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District on Tract 1 and to the "CN-1" Neighborhood Commercial District on Tract 2.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning to develop a restaurant use for the front portion of the property (Tract 1) and a neighborhood commercial use for the rear portion of the property (Tract 2). The restaurant use will be in the proposed "CG-2" General Commercial District to allow the square footage to exceed 5,000 square feet. The neighborhood commercial uses are better suited for the nearby medium density residential and single family uses and will provide daily convenience retail needs of nearby residents. The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.

This rezoning does not have a negative impact upon the surrounding neighborhood. and the subject property is suitable for the uses proposed by this rezoning.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan. Although the proposed rezoning is not consistent with the Future Land Use Plan (FLUP) and the Comprehensive Plan, the FLUP does show zoning patterns of commercial along South Staples Street. The proposed land uses are buffered from a high intense commercial to the least intense commercial to provide a transition to the low-density residential areas.

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:

Ordinance with Exhibits
Report with Attachments
Aerial Overview Map