



AGENDA MEMORANDUM

First Reading for the City Council Meeting of August 28, 2018
Second Reading for the City Council Meeting of September 11, 2018

DATE: August 7, 2018

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Rezoning property at or near 718 South Navigation Boulevard (Requires $\frac{3}{4}$ vote)

CAPTION:

Case No. 1117-01 GMG Partners, LP.: Ordinance extending a Special Permit for an additional 36 months (3 years) on a property at or near 718 South Navigation Boulevard.

PURPOSE:

The purpose of this item is to allow for the extension the expiration date of the Special Permit for an additional 36 months (3 years). Original SP was approved in 2015 for resource extraction (sand, gravel, dirt, etc.).

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 21, 2018):

Approval of the extension of the Special Permit for an additional 36 months (3 years).

Vote Results:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

The case is considered controversial as we have received 22.19% opposition. Approval will require a super-majority vote.

City Council originally held a public hearing on this item on April 17th. After discussion occurred regarding drainage and concerns from adjacent property owners, Council voted to table the item to a later date to allow the applicants' engineer to speak with the representation of the adjoining property owners.

Discussions were indeed initiated between the applicant's engineer and engineering agents of the adjacent property owners concerning storm water drainage. Research and investigation of the variables regarding drainage has been conducted by both engineering firms. Drainage concerns along South Navigation Boulevard have been resolved to the satisfaction of the adjacent property owner. Mitigation of drainage concerns by the applicant will be performed on the adjacent property in the fall after the crops are harvested per a private agreement between both parties.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Westside Area Development Plan and was previously planned for medium density residential uses. The requested zoning is consistent with the adopted Comprehensive Plan (Plan CC) as amended.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

| Fiscal Year: 2017-2018 | Project to Date Expenditures (CIP only) | Current Year | Future Years | TOTALS |
|-------------------------------|--|---------------------|---------------------|---------------|
| Line Item Budget | | | | |
| Encumbered / Expended Amount | | | | |
| This item | | | | |
| BALANCE | | | | |

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Presentation - Aerial Map
- Planning Commission Final Report