



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 23, 2013
Second Reading for the City Council Meeting of April 30, 2013

DATE: March 28, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Residential to Commercial for
Hernando Ariza Soto
Property Address: 12337 Leopard Street**

CAPTION:

Case No. 0313-03 Hernando Ariza Soto: A change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Map from low density residential to commercial. The property is described as being a 0.482-acre tract of land out of a 1.804-acre tract of land out of Tract 12, Fallin's Riverside Subdivision, located on the south side of Leopard Street, approximately 300 feet west of Rehfeld Road.

PURPOSE:

The purpose of this item is to rezone the property to allow general commercial uses and apartments.

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 27, 2013):

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a rezoning to allow the construction of an auto sales dealership with a sales office on a 1.8-acre site fronting Leopard Street. The area being rezoned is the rear 0.48-acres of the 1.8-acre site. The majority of the property is already zoned "CG-2" General Commercial. Currently, the "CG-2" District extends along Leopard Street to the east and west. Although this rezoning is not consistent with the adopted Future Land Use Map, it is a

reasonable expansion of the “CG-2” General Commercial District to the north and along Leopard Street. A buffer yard will be required to protect the single-family use to the south from the commercial use.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Grant a Special Permit subject to conditions in lieu of granting the requested zoning district; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is in the Northwest Area Development Plan and is not consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating
 Revenue
 Capital
 Not applicable

Fiscal Year: 2012-2013	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
- Zoning Report with Attachments
- Ordinance