



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 04/19/22
Second Reading Ordinance for the City Council Meeting 04/26/22

DATE: March 21, 2022
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 6626 Williams Drive

CAPTION:

Zoning Case No. 0322-01 South Texas Rainbow Limited Partnership (District 5). Ordinance rezoning a property at or near 6626 Williams drive from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit.

SUMMARY:

The purpose is to allow for a commercial use.

BACKGROUND AND FINDINGS:

The subject property is 2.48 acres in size. To the north is property zoned “CG-2” General Commercial District with commercial uses, to the south is the “RM-1” Multifamily District and vacant, and to the east zoned “CN-1” Neighborhood Commercial District and is currently vacant. To the west is zoned “CN-1” Neighborhood Commercial District with commercial uses and vacant.

Conformity to City Policy

The proposed rezoning to the “CN-1/SP” Neighborhood Commercial District with a Special Permit is consistent with the Southside Area Development Plan (Adopted March 17, 2020) and the Future Land Use Map having planned for commercial uses.

Public Input Process

Number of Notices Mailed
12 within 200-foot notification area
1 outside notification area

As of March 22, 2022:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.
Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Denial of the zoning from the "CN-1/SP" Neighborhood Commercial District with a Special Permit.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit.

Planning Commission concurred (March 9, 2022):

Vote Count:

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

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report