



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 12, 2015  
Second Reading for the City Council Meeting of May 19, 2015

**DATE:** April 21, 2015

**TO:** Ronald L. Olson, City Manager

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
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**Rezoning from Neighborhood Commercial to General Commercial  
For Gulfway Shopping Center.  
Property Address: 2901 Airline Road**

**CAPTION:**

Case No. 0415-04 Gulfway Shopping Center: A change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District on Lot 2, Block 14, Brighton Village Unit 2, located on the southwest corner of Airline Road and Saratoga Boulevard (SH 357).

**PURPOSE:**

The purpose of this item is to rezone property to allow a more intensive commercial use.

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (April 8, 2015): Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District

**BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant requests a rezoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District. The applicant proposes to rezone Lot 2, Block 14, Brighton Village Unit 2 to allow a more intensive commercial use. The applicant has indicated in the rezoning application that there are no specific plans for development. However, the applicant did provide a Concept Site Plan illustrating how the 8.2 acre site could be developed with a 40,000-square-foot retail center and corner pad site proposed for other commercial uses.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The Comprehensive Plan and the Southside Area Development Plan (ADP) slate the subject property for commercial uses. The rezoning is consistent with the Comprehensive Plan and the Southside Area Development Plan. The rezoning is compatible and maintains character with the adjacent uses to the north, south, east, and west, which include residential and commercial uses. The rezoning does not have a negative impact on the surrounding neighborhood.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2014-2015</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

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