



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of April 22, 2014
Second Reading Ordinance for the City Council Meeting of April 29, 2014

DATE: March 27, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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**Rezoning from Commercial to Light Industrial
By Morent, LLC – Series A
Property Address: 5650 Wooldridge Road**

CAPTION:

Case No. 0314-02 Morent, LLC – Series A: A change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District, resulting in a change to the Future Land Use Plan from commercial to light industrial uses. The property is described as Lot 4, Block 16-D, Lokey Subdivision, located along the north side of Wooldridge Road, approximately 530 feet east of South Staples Street.

PURPOSE:

The purpose of this item is to rezone the property to allow light industrial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 26, 2014):

Approval of the change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “CG-2” General Commercial District to the “IL” Light Industrial District to allow light industrial uses on the property. The proposed rezoning would allow uses such as warehouse and freight movement uses, wholesale trade uses, and light industrial service uses.

Although inconsistent with the Future Land Use Plan, a light industrial use would be appropriate for this area and would be an expansion of the light industrial zoning immediately to the east. The surrounding area is currently developed with uses that are compatible with light industrial uses. The Future Land Use Plan calls for the subject

property, as well as all of the properties on the west side of La Costa Drive, to be commercial uses. It is unlikely that the light industrial zoning along La Costa Drive will become commercial in the future. An expansion of the light industrial zoning district is reasonable because the subject property is directly adjacent to the existing light industrial corridor on La Costa Drive. The proposed rezoning is compatible with the current zoning and development patterns of the abutting properties to the east and northeast. The property to the west is a mini-storage facility and a moving company would not be intrusive to that use or to the vacant land north of the subject property.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is not consistent with the Future Land Use Plan, although the proposed rezoning is consistent with pertinent elements of the Comprehensive Plan.

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