



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 08/10/21
Second Reading Ordinance for the City Council Meeting 08/17/21

DATE: June 11, 2021
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning a property at or near 5839 Williams Drive

CAPTION:

Zoning Case No. 0621-02, Glenn Lyons: (District 3) Ordinance rezoning property at or near 5839 Williams Drive from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District.

SUMMARY:

The purpose of the rezoning request is to allow for the construction of a small multi-tenant office building.

BACKGROUND AND FINDINGS:

The subject property totals 0.46 acres in size and is currently zoned "RS-6" Single-Family 6 District, consists of vacant property, and has remained since annexation in 1954. To the north across Williams Drive are properties rezoned in 2014 to the "CG-2" General Commercial District and currently consists of two hotels. To the south are office buildings zoned "ON" Neighborhood Office District and a large apartment complex zoned "CG-2" General Commercial District. To the east is a single-family residential subdivision (Gulfway Airline Park Unit 1; 1954) zoned "RS-6" Single-Family 6 District. To the west, across Braeswood Drive, is an office building zoned "RS-6" Single-Family 6 District and a large apartment complex zoned "CG-2" General Commercial District.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a commercial use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. Adjacent properties consist of lots rezoned in 2002 to the "ON" Neighborhood Office District. Additionally, the "ON" Neighborhood Office does not allow bars, pubs, taverns, or nightclubs.

Public Input Process

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

As of June 11, 2021:

In Favor	In Opposition
1 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

Totaling 2.97% 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 to the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

The Planning Commission recommended approval of the zoning to the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District on June 9, 2021.

Vote Count:

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

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report