



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of March 18, 2014
Second Reading Ordinance for the City Council Meeting of March 25, 2014

DATE: February 13, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Dept.
BarneyW@cctexas.com
(361) 826-3595

**Rezoning from Farm Rural to Light Industrial
By Congregation of Divine Providence, Inc.
Property Address: 6045 Bear Lane**

CAPTION:

Case No. 0214-02 Congregation of Divine Providence, Inc.: A change of zoning from the "FR" Farm Rural District to the "IL" Light Industrial District, not resulting in a change to the Future Land Use Plan. The property is described as being 40 acres of land, more or less, out of the northeast corner of Lot 1 of the Margaret Kelly Land, located on the south side of Bear Lane, approximately 350 feet west of Junior Beck Drive.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 12, 2014):
Approval of the change of zoning from the "FR" Farm Rural District to the "IL" Light Industrial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "FR" Farm Rural District to the "IL" Light Industrial District to allow an oil field service company to develop a 120,000-square foot facility.

The proposed rezoning is consistent with the adopted Future Land Use Plan, which calls for light industrial uses on the subject property and neighboring properties. The proposed rezoning will allow uses such as light manufacturing, fabricating, warehousing

and wholesale distributing. The proposed rezoning will not negatively impact the surrounding properties and the property to be rezoned is suitable for light industrial uses.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the City's Comprehensive Plan and the Future Land Use 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