



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 12, 2016
Second Reading for the City Council Meeting of January 19, 2016

DATE: December 22, 2015

TO: Ronald L. Olson, City Manager

FROM: Daniel McGinn, AICP CFM, Interim Director, Development Services Department
DanielMc@cctexas.com
(361) 826-3595

<p>Public Hearing and First Reading for Rezoning Property at 1010 Laredo Street</p>
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CAPTION:

Case No. 1215-02 LWW Enterprises, LLC: A change of zoning from the "RM-3" Multifamily 3 District to the "CI" Intensive Commercial District, resulting in a change to the Future Land Use Map from medium density residential to commercial uses. The property is described as Lot 14, Block 13, Central Wharf and Warehouse Company's Subdivision (commonly described as South Bluff), located on the north side of Laredo Street between South Staples Street and King Street.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (December 16, 2015):

Approval of the change of zoning from the "RM-3" Multifamily 3 District to the "CI" Intensive Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant intends to construct a parking lot and in the future, additional showroom space. The showroom space is to support the existing retail sales facility, A & W Office Supply, located at the intersection of South Staples Street and Laredo Street.

The proposed rezoning to the "CI" Intensive Commercial District is not consistent with the adopted Future Land Use Map's designation of the property as medium density residential, however, approval of the change in zoning may further several goals and policies contained in the Central Business Development Plan and the Comprehensive

Plan.

Existing conditions imply an adjustment to the Future Land Use Map to designate the subject property for commercial uses may be appropriate. The rezoning of the property and the subsequent development thereof furthers policies pertaining to infill development. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. Commercial uses are appropriately located along an arterial roadway. The proposed rezoning would not alter the character of the immediate vicinity nor would it negatively impact the surrounding residential properties.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Central Business Development Plan. The proposed rezoning to the "CI" Intensive Commercial District is not consistent with the adopted Future Land Use Map's designation of the property as medium density residential, but consistent with policies of the Central Business Development Plan and the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2015-2016	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:

Presentation - Aerial Map

Ordinance

Planning Commission Final Zoning Report