



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 20, 2015
Second Reading for the City Council Meeting of October 27, 2015

DATE: September 28, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
DanG@cctexas.com
(361) 826-3595

Public Hearing and First Reading for Property located at 3801 Rodd Field Road

CAPTION:

Case No. 0915-06 Point Development, LLC: A change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District. The property is described as being a 10-acre tract of land out of the east half of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the southwest corner of Airline Road and Rodd Field Road.

PURPOSE:

The purpose of this item is to rezone the property to allow for the construction of general commercial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (September 23, 2015):
Approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant has indicated an initial plan to develop a 4,650-square foot building for a convenience store with seven pump islands, car wash/vacuum/air station on a 1.78-acre portion of the 10-acre tract. Specific use of the remainder of the property is unknown but the owner is marketing the property as a site for a retail center. The requested rezoning to the “CG-2” General Commercial District is consistent with both the Southside Area Development Plan and designation of commercial uses for the property on the adopted Future Land Use Map. Staff’s opinion is that the proposed “CG-2” General Commercial District rezoning would increase the residential desirability of this neighborhood, which is one of the findings required of the

Comprehensive Plan when deciding which commercial uses to allow within residential areas and is suited for uses allowed by the proposed “CG-2” General Commercial District.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and the rezoning to the “CG-2” General Commercial District is consistent with elements of the Southside ADP and the adopted Future Land Use Map.

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 Report