



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 31, 2023
Second Reading for the City Council Meeting of February 14, 2023

DATE: January 31, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning for Property at or near 2626 Rodd Field Road.

CAPTION:

Case No 1022-01 Sun George Contracting & Development Company (District 4):
Ordinance rezoning property at or near 2626 Rodd Field Road from the "FR" Farm Rural District to the "CG-2" General Commercial District.

PURPOSE:

The purpose of this request is to allow a commercial development that will consist of retail, office, and restaurant uses.

BACKGROUND AND FINDINGS:

The subject property is 6.265 acres in size. To the north of the site, properties are zoned "RM-3" Multi-Family and "FR" Farm Rural with Low-Density Residential uses with a few vacant lots; to the south, "CG-2" General Commercial and "RS-TF" Two Family with Low-Density Residential uses with some vacant parcels as well; to the east, "RS-6" Single-Family with Low-Density Residential uses; and to the west, "CN-1" Neighborhood Commercial with Medium-Density Residential and Commercial uses. A 100-foot drainage ditch runs through the site along its northern and eastern boundaries, distancing the site from properties to the north and east. The proposed rezoning is inconsistent with the Future Land Use Map (FLUM) and would require an amendment.

The development pattern since the early 1980s has been of a commercial nature along the Rodd Field corridor, and among the commercially zoned lots are "CG-2" parcels. While the placement of a Medium-Density Residential use, as designated by the FLUM for the site, is encouraged by the city's Comprehensive Plan near an arterial, the proposed development is also beneficial with the adjacent neighborhoods and proposed mobility trails and tracks. The Southside Area Development Plan and the Comprehensive Plan both encourage interconnected developments and recommend pedestrian and bicyclist access for General Commercial areas.

The site meets the minimum development standards for the requested zoning district, however, as are the CG-2 zoned lots along Rodd Field Road, they are typically found at major intersections as part of nodal development. The proposed development is not applicable mid-block. The “CG-2” General Commercial District allows more intense commercial uses, such as mini-storages, bars, and nightclubs. Typical uses allowed in the “CG-2” zoning district are apartments, restaurants, retail and service, offices, bars, mini-storage, vehicle sales and repair, and car washes. Typical uses allowed in the “CN-1” zoning district are apartments, offices, retail and service, and car washes (automated). Not permitted in the “CN-1” zoning district are bars, mini-storage, and vehicle sales and repair. Of note, however, the “CN-1” Neighborhood Commercial district does not restrict the size of restaurant uses or retail development.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposed denial of the change of zoning.

ALTERNATIVES:

1. Approval of the change of zoning from “FR” Farm Rural District to “CG-2” General Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended denial of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District, and in lieu thereof; approval of a change in zoning to the “CN-1” Neighborhood Commercial District on November 2, 2022.

Vote Count:

For:	6
Opposed:	0
Absent:	1
Abstained:	0

Staff recommended denial of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District, and in lieu thereof; approval of a change in zoning to the “CN-1” Neighborhood Commercial District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report