



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 26, 2013
Second Reading for the City Council Meeting of April 9, 2013

DATE: February 14, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
MarkVV@cctexas.com
(361) 826-3246

PUBLIC HEARING – CHANGE OF ZONING

Charles O. Massey (Case No. 0213-01)

Change from “CG-2” General Commercial District to “IL” Light Industrial District
Property Location: East of U.S. Highway 77 and at the east end of County Road 52

CAPTION:

Case No. 0213-01 Charles O. Massey: A change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District, resulting in a change of future land use from commercial to light industrial. The property is described as being an 18.47-acre tract of land out of the Gregorio Farias Grant, Abstract 592, located east of U.S. Highway 77 (Interstate Highway 69) and at the east end of County Road 52.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 13, 2013):

Approval of the change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a rezoning to allow future light industrial uses on the property. The applicant currently has plans to construct an auto body shop on a portion of the property and subdivide the remainder of the property for future light industrial uses.

Staff has determined that although the Future Land Use Plan calls for a commercial use on the property, an industrial use would be appropriate for this undeveloped area and would be an expansion of the industrial district immediately to the west. When the applicant subdivides the property, 95 feet of right-of-way will be dedicated for the future extension of County Road 52 and planned connection with Callicoatte Road.

ALTERNATIVES:

1. Approve an intermediate zoning district; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is in the Northwest Area Development Plan and is not consistent with the adopted Future Land Use Plan, which slates the property for a commercial use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2012-2013	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:

Aerial Overview Map
Zoning Report with Attachments
Ordinance with Exhibits