



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 25, 2015
Second Reading for the City Council Meeting of September 8, 2015

DATE: August 4, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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Public Hearing and First Reading for property at 1557 Waldron Road

CAPTION:

Case No. 0715-05 John Kendall and The Boston Group: A change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District. The property to be rezoned is described as being a 10.293-acre tract of land out of Lot 13 and 14, Section 55, Flour Bluff Encinal Farm and Garden Tracts, located along the south side of Graham Road approximately 260 feet east of Waldron Road.

PURPOSE:

The purpose of this item is to rezone property to allow a boat storage facility.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 29, 2015):
Approval of the change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is proposing a boat storage facility on 10.293 acres of land, which fronts mostly Graham Road and has access to Waldron Road. The existing zoning of "RM-1" Multifamily 1 District is not a desirable location for residential uses because of its adjacency to an "IH" Heavy Industrial District where a gas plant currently is in operation. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment and it is staff's opinion that the proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The rezoning is consistent with elements of the city's Comprehensive Plan, is compatible

with the adjacent neighborhood and land uses and would not have a negative impact on the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is not consistent with the adopted Future Land Use Plan's designation of the property as medium density residential, but fits in with the character of the area.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2014-2015	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