



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 401 Graham Road

CAPTION:

Case No. 0715-06 John Kendall and The Boston Group: A change of zoning from the "RM-1" Multifamily 1 District to the "IL" Light Industrial District. The property is described as being 2.257 acres of land being out of Lot 14, Section 55, Flour Bluff Encinal Farm & Garden Tracts, located along the south side of Graham Road between Waldron and Humble Road.

PURPOSE:

The purpose of this item is to rezone property to allow the development of an outdoor boat storage facility.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 29, 2015):

Denial of the change of zoning from the "RM-1" Multifamily 1 District to the "IL" Light Industrial District and, in lieu thereof, approval of a change in zoning to the "CC" Commercial Compatible District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant has requested the "IL" Light Industrial District – a more intensive zoning district – because the desired "CG-2" General Commercial District does not allow for outdoor boat storage or "open storage" unless it is accessory to retail sales or indoor boat storage. The proposed development plan does not include retail sales; therefore open storage for the purpose of storing rental of boats and trailers would not be allowed. City staff believes the "CC" Commercial Compatible District would allow for a better buffer and land use transition because the

subject property's adjacency to the gas plant. The "CC" District also allows for open storage for self-storage uses, which includes boat storage. It would have to be screened in accordance with the requirements outlined in UDC Article 7.4. The applicant is in agreement with Staff's recommendation of the "CC" Commercial Compatible District.

ALTERNATIVES:

1. Deny the requested "IL" District and approve the "CC" District.
2. Approve the "IL" District (3/4 vote required).
3. Deny the rezoning altogether.

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 "IL" Light Industrial District is not consistent with the adopted Future Land Use Plan's designation of the property as medium density residential.

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