



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 8, 2015
Second Reading for the City Council Meeting of September 15, 2015

DATE: August 18, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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<p>Public Hearing and First Reading for Property at 14333 Northwest Boulevard</p>
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CAPTION:

Case No. 0815-01 Balusek-Frankson: A change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Plan from medium density residential to commercial uses. The property is described as being 2.968 acres out of Lot 1, Encino Park, located south of Northwest Boulevard (FM 624) between River Hill Drive and County Road 69.

PURPOSE:

The purpose of this item is to rezone the property to allow a commercial use, such as a self-storage facility.

RECOMMENDATION:

Planning Commission and Staff Recommendation (August 12, 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 is requesting a rezoning from the "FR" Farm Rural District to the "CG-2" General Commercial District to allow the construction of a self-storage facility. The Future Land Use Plan designates the property as medium density residential, therefore, the requested "CG-2" General Commercial District is seemingly not consistent with the Future Land Use Plan. Through analysis, however, Staff finds the designation of Lot 1 in its entirety as "CG-2" General Commercial District to be appropriate. Staff further finds that the requested "CG-2" designation conforms to the goals and land use policies contained in the Comprehensive Plan and the Northwest

Area Development Plan. The rezoning is compatible with the surrounding developments, and would not have a negative impact on surrounding properties and the subject property is suited for the proposed project.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan and conforms with the policies contained therein.

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:

Aerial Map
Ordinance
Planning Commission Final Report