



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of October 13, 2015  
Second Reading for the City Council Meeting of October 20, 2015

**DATE:** September 24, 2015

**TO:** Ronald L. Olson, City Manager

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
DanG@cctexas.com  
(361) 826-3595

<p><b>Public Hearing and First Reading for Property at 3202 Interstate Highway 69 Access Road</b></p>
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### **CAPTION:**

Case No. 0815-02 CAH-DHL Properties, LLC: A change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District. The property to be rezoned is described as being a 15.23 acre tract of land, situated in the Gregorio Farias Grant, Abstract 592, out of the remainder of a 160.62 acre tract as described in a Deed and recorded in Document Number 2002040593, of the Official Public Records of Nueces County, Texas, located along the east side of Interstate Highway 69 about 2,000 feet north of County Road 48.

### **PURPOSE:**

The purpose of this item is rezone the property to allow development of a vehicle sales and service use.

### **RECOMMENDATION:**

#### Planning Commission and Staff Recommendation (August 26, 2015):

Approval of the change of zoning from the “FR” Farm Rural District to “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 for the development of a vehicle sales and service use, specifically a Nissan Dealership.

The proposed zoning designation of “CG-2” General Commercial is consistent with the Future Land Use Plan and the Northwest Area Development Plan. The Future Land Use Plan identifies the subject property for Commercial uses. A change to “CG-2”

General Commercial District will further various goals of the Comprehensive Plan that pertain to infill development and commercial development. The proposed use is consistent with the goal in the Northwest Area Development Plan, which stipulates that large scale commercial uses are encouraged and warranted on both sides of IH-69. A "CG-2" District would allow uses that are compatible with adjacent existing and future land uses. The planned use of the property is compatible with adjacent land uses.

**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 is consistent with the adopted Future Land Use Plan, which slates the property for a commercial use.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2015-2016</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
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