



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 29, 2016
Second Reading for the City Council Meeting of April 12, 2016

DATE: March 8, 2016

TO: Ronald L. Olson, City Manager

FROM: Daniel McGinn, Interim Director, Development Services Department
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<p>Public Hearing and First Reading for Property at 14601 Northwest Boulevard</p>
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CAPTION:

Case No. 0216-01 IHS Consultants, LP: A change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District. The property is described as being 6.709 acres out of the East ½ of the East ½ of Lot 3, Block 2, Nueces River Irrigation Park, located near the southwest corner of Northwest Boulevard (FM 624) and River Hill Drive.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 24, 2016):
Approval of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District.

Vote Results

For: Unanimous

Against: 0

Absent: 0

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 commercial uses. Unified Development Code review criteria for a rezoning stipulates that a rezoning should be compatible with present zoning and conforming uses of nearby property and to the character of the surrounding area, that the property to be rezoned is suitable for

the uses permitted by the zoning district that would be applied, and that the rezoning would not have a negative impact on surrounding development. Staff finds the rezoning would allow uses that are suited for the property and compatible with the adjacent, existing land uses and that the zoning change will not have a negative impact upon the surrounding properties. Staff also finds approval of the change may further policies pertaining to infill development.

ALTERNATIVES:

1. Deny the request.
2. Approve an alternative lesser district.

OTHER CONSIDERATIONS:

The City's adopted Urban Transportation Plan includes a planned roadway between the subject property and the adjacent property to the east. It is important to note that a future dedication and/or improvements will be required from the subject property via subsequent development applications to further the construction of River Hill Drive which will eventually connect with County Road 52.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is largely consistent with the adopted Future Land Use Map's designation of the property as suitable for commercial uses and medium density residential uses.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2015-2016	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:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report