



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of July 12, 2016  
Second Reading for the City Council Meeting of July 19, 2016

**DATE:** June 20, 2016

**TO:** Margie C. Rose, Interim City Manager

**FROM:** Daniel McGinn, Interim Director, Development Services Department  
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<p><b>Public Hearing and First Reading for Property at 3945 Crosstown Expressway (State Highway 286)</b></p>
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### **CAPTION:**

Case No. 0616-02 Coastal King, Ltd.: A change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District. The property to be rezoned is described as Lot 4, Block 4, Roseland Place, located on the northwest corner of Horne Road and Crosstown Expressway (State Highway 286).

### **PURPOSE:**

The purpose of this item is to rezone the property to allow construction of a self-service carwash, which is a general commercial use.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (June 1, 2016):  
Approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District.

### **Vote Results**

For: 9  
Against: 0  
Absent: 0

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District to allow the construction of a self-service car wash.

The proposed rezoning is consistent with the Comprehensive Plan. The property is appropriately located for commercial uses at the intersection of an expressway and a minor arterial roadway and the rezoning is compatible with present zoning of nearby property and to the character of the surrounding area. The rezoning is not anticipated to have a negative impact upon the surrounding property.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Westside Area Development Plan. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map and the Westside Area Development Plan.

**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:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report