



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 20, 2016
Second Reading for the City Council Meeting of September 27, 2016

DATE: August 30, 2016

TO: Margie C. Rose, City Manager

FROM: Daniel McGinn, Interim Director, Development Services Department
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<p>Public Hearing and First Reading Ordinance - Rezoning property located at 1617 Paul Jones Avenue</p>
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CAPTION:

Case No. 0816-04 MBA-Mi Mundo Daycare, LLC. Ordinance amending the Unified Development Code ("UDC"), upon application by MBA-Mi Mundo Daycare, LLC, on behalf of BAPS Corpus Christi, LLC ("Owner") by changing the UDC Zoning Map in reference to Peary Place Annex "D", from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (August 24, 2016):
Approval of the rezoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood 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 "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District to be able to operate their commercial daycare.

The subject property is located within the boundaries of the Southeast Area

Development Plan (ADP). Staff finds that the rezoning is consistent with the Comprehensive Plan and the Future Land Use Map, as well as the Southeast Area Development Plan. The rezoning is compatible with the commercial daycare use and of nearby property and to the character of the surrounding area. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the rezoning and would not have a negative impact on the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request.
2. Apply recommendations.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southeast Area Development Plan (ADP). The proposed rezoning to the "CN-1" Neighborhood Commercial District is consistent with the Southeast Area Development Plan and the adopted Future Land Use Plan's designation of the property as a commercial district.

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-CN-1
Presentation - Aerial Map
Planning Commission Final Report