



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 31, 2017
Second Reading for the City Council Meeting of February 14, 2017

DATE: January 5, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, Interim Director, Development Services Department
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| <p>Rezoning property located at 5333 and 5337 South Staples Street</p> |
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CAPTION:

Case No. 1116-02 Lu Keiu Thi: 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 Gardendale No. 2, Block 4, Lots 20-B and 21, located on the northwest corner of South Staples Street and Curtis Clark Drive.

PURPOSE:

The purpose of this item is to rezone the property to allow redevelopment on the corner of a small retail center, standalone restaurant, or a bar.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 16, 2016): Approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District.

Vote Results

For: 6

Against: 0

Absent: 3

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 demolish the existing improvements and redevelop a small retail center, single standalone restaurant, or bar. The property to be rezoned is consistent with the Future Land Use Plan's designation of the property as commercial use. It is Staff's opinion that the rezoning will not have a negative impact upon the surrounding neighborhood. The

amendment is compatible with the present zoning and conforming uses of the surrounding area and is suitable for uses permitted by the proposed zoning district.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

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

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

| Fiscal Year: 2016-2017 | 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