



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of May 9, 2017  
Second Reading for the City Council Meeting of May 16, 2017

**DATE:** April 17, 2017

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

**FROM:** Julio Dimas, CFM, Interim Director, Development Services Department  
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<p><b>Rezoning for Property located at 3825 County Road 69</b></p>
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### **CAPTION:**

Case No. 0317-06 Prosperity Bank: A change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District. The property to be rezoned is described as a 0.629-acre tract of land out of River Ridge Unit 2, Block 1, Lot 1A, as recorded in Volume 68, Page 509, Map Records of Nueces County, Texas, located on the west side of Hazel Bazemore Parkway (County Road 69) between Northwest Boulevard (Farm Road 624) and Riverway Drive.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow development of a medical building.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (April 5, 2017): Approval of the change of zoning from the “RS-6” Single-Family 6 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 “RS-6” Single-Family 6 District to the “CG-2” General Commercial District for the development of a medical building. The property to be rezoned is inconsistent with the Future Land Use Plan’s designation of the property as mixed use. It is Staff’s opinion, however, that

the requested rezoning will be consistent with the zoning in the node of Northwest Boulevard and Hazel Bazemore Parkway.

**ALTERNATIVES:**

1. Approve with Conditions.
2. 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. The proposed rezoning to the "CG-2" General Commercial District is inconsistent with the adopted Future Land Use Map, but is supported by goals in Plan CC.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2016-2017</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