



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 20, 2017
Second Reading for the City Council Meeting of July 11, 2017

DATE: May 23, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green P.E., Interim Director, Development Services Department
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<p>Rezoning Property located at 901 Flato Road</p>

CAPTION:

Case No. 0517-02 IDV NPID, LLC: A change of zoning from the "RM-3" Multifamily 3 District to the "CG-2" General Commercial District. The property is described as being a 2.84-acre tract of land out of J.C. Russell Farm Blocks, Block 4, Lot 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas located on the west side of Flato Road between Bates Road and Bear Lane.

PURPOSE:

The purpose of this item is to rezone the property to allow for the construction of office space in the General Commercial District as a buffer to light industrial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 17, 2017): Approval of the change of zoning from the "RM-3" Multifamily 3 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 from the "RM-3" Multifamily 3 District to the "CG-2" General Commercial District for the development of office space in the General Commercial District as a buffer to an industrial park in the Light Industrial District. The property to be rezoned is consistent with the Future Land Use Plan's designation of the property as commercial. It is Staff's

opinion that the requested rezoning will be consistent with the zoning of adjacent property with the use of a transitional commercial buffer.

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 Westside Area Development Plan. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map, and 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

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