



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 8, 2017
Second Reading for the City Council Meeting of August 15, 2017

DATE: July 14, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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<p>Public Hearing and First Reading Property located at 3701 Airline Road</p>
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CAPTION:

Case No. 0617-02 Margaret A. Markins and Linda Kay Cox: A change of zoning from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District. The property is described as being Flour Bluff and Encinal Farm and Garden Tract, Section 20, 5 acres out of Lot 26, located along the west side of Airline Road, north of Lipps Boulevard, and south of Saratoga Boulevard.

PURPOSE:

The purpose of this item is to rezone the property to allow for the construction of a small retail center approximately 10,000 square feet in size.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 28, 2017):
Approval of the change of zoning from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District.

Vote Results:

For:	7
Against:	0
Absent:	2
Abstained:	0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District to allow for the construction of a small retail center approximately 10,000 square feet in size.

The proposed rezoning to the "CN-1" Neighborhood Commercial District is inconsistent with the adopted Future Land Use Map. However, the proposed rezoning is consistent with PlanCC, the Southside Area Development Plan, and past rezoning decisions. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Southside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is inconsistent with the adopted Future Land Use Map. However, is consistent with PlanCC, the Southside Area Development Plan, and past rezoning decisions.

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