



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 19, 2017
Second Reading for the City Council Meeting of September 26, 2017

DATE: August 1, 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 for Property at 6802 Weber</p>

CAPTION:

Case No. 0617-03 CC Ventures Equities IV, LP: A change of zoning from the "CN-1" Neighborhood Commercial District to "CG-2" General Commercial District. The property is described as being 0.839 acres out of the west 170 feet of Foxwood Estates Phase III, Block 11, Lot 2, located along the east side of Weber Road, north of Bratton Road, and south of Saratoga Boulevard.

PURPOSE:

The purpose of this item is to rezone the property to allow for the construction of an Express Tunnel Carwash.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 26, 2017):

Approval of the change of zoning from the "CN-1" Neighborhood Commercial District to "CG-2" General Commercial District.

Vote Results:

For:	9
Against:	0
Absent:	0
Abstained:	0

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 allow for the construction of an Express Tunnel Carwash on the 64,500 square feet. abutting Weber

Road. The remainder will remain "CN-1" Neighborhood Commercial District to act as a zoning transition buffer. A small retail center is planned for the Neighborhood Commercial portion.

The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map, PlanCC, and the Southside Area Development Plan. The proposed rezoning is compatible with uses for the ACUZ zone APZ-2. The provided site plan and noise diagrams are designed to minimize noise to the residential properties to the east.

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

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