



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of November 14, 2017  
Second Reading for the City Council Meeting of December 12, 2017

**DATE:** October 23, 2017

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

**FROM:** William J. Green, P.E., Interim Director,  
Development Services Department  
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### **Rezoning for a Property Located at 3046 Holly Road**

#### **CAPTION:**

Case No. 1017-02 Rogerio & Maria Lopez: A change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District. The property is described as being a two acre tract of land out of Lot 4, Section 3, Bohemian Colony Lands, located on the northeast corner of Holly Road and Santa Olivia Street, west of Kostoryz Road and east of Ayers Street.

#### **PURPOSE:**

The purpose of this item is to rezone the property for the construction of an insurance office.

#### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (October 18, 2017): Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

#### **Vote Results:**

For: 8  
Opposed: 0  
Absent: 0  
Abstained: 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 "CN-1" Neighborhood Commercial District for construction of an insurance office.

The proposed amendment is compatible with the Future Land Use Map, PlanCC, and the Southside Area Development Plan (ADP), and is compatible with neighboring properties and with the character of the surrounding area. The property is suitable for uses permitted in the "CN-1" Neighborhood Commercial District and the amendment does not have a negative impact on 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 commercial uses. The proposed rezoning to "CN-1" Neighborhood 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

<b>Fiscal Year: 2017-2018</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