



## **AGENDA MEMORANDUM**

Public Hearing and First Reading(tabled) for the City Council Meeting of December 12, 2017  
First Reading for the City Council Meeting of December 19, 2017  
Second Reading (tabled) for the City Council Meeting of January 9, 2018  
Second Reading for the City Council Meeting of January 16, 2018

**DATE:** November 14, 2017

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

**FROM:** William J. Green, P.E., Interim Director,  
Development Services Department  
BillG@cctexas.com  
(361) 826-3276

<p><b>Rezoning Property located at 8154 and 8128 Leopard Street</b></p>
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### **CAPTION:**

Case No. 0917-02 Ardoin Inc.: A change of zoning from the "CG-2/SP" General Commercial District with Special Permit to the "IL" Light Industrial District. The property is described as Suntide Industrial Park Block 2, Lot 1 and 2, located along the north side of Leopard Street, east of Tuloso Road, and west of Suntide Road.

### **PURPOSE:**

This request is to use the property for the selling or leasing of storage space for materials, storage containers, and office trailers; the sale or rental of or maintenance and repair work on storage containers and office trailers.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (November 1, 2017):

Approval of the change of zoning from the "CG-2/SP" General Commercial District with Special Permit to the "IL" Light Industrial District

### **Vote Results:**

For: 4  
Against: 1  
Absent: 3  
Abstained: 0

### **BACKGROUND AND FINDINGS:**

"CG-2/SP" General Commercial District with Special Permit to the "IL" Light Industrial District to allow for the selling or leasing of storage space for materials, storage containers, and office trailers; the sale or rental of or maintenance and repair work on storage containers and office trailers.

The proposed rezoning to the "IL" Light Industrial District is compatible with the Future Land Use Map and Plan CC, however is inconsistent with the Port/Airport/Violet Area Development Plan regarding the intensity of use abutting a neighborhood. The proposed rezoning is also not compatible with neighboring residential use to the north of the subject property and would be mitigated with protections from the Unified Development Code.

January 9, 2018, this item was tabled to consider including a revision of special permit provisions from the "CG-2/SP" General Commercial District, Ordinance 028925, dated January 18, 2011, for the property, rather than the "IL" Light Industrial District. The proposed revisions to the special provisions will allow the storage of storage containers, security offices, pumps, steel tanks, poly tanks, stainless steel tankers, metal lid boxes, roll tarp boxes, dewatering boxes, vacuum boxes, fittings and hoses, filtration, hose cradles, pipes, road crossings, manifolds, valves, flow meters, level indicators, traction mats, and spill containment systems; loading and unloading of items listed with a forklift; pressure testing of items listed; and maintenance of listed items.

**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 the Port/Airport/Violet Area Development Plan and is planned for light industrial uses. The proposed rezoning is compatible with the Future Land Use Map and Plan CC, however is inconsistent with the Port/Airport/Violet Area Development Plan regarding the intensity of use abutting a neighborhood.

**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