



## AGENDA MEMORANDUM

Public Hearing/First Reading (Tabled) for the City Council Meeting of January 23, 2018  
Public Hearing/First Reading for the City Council Meeting of January 30, 2018  
Second Reading for the City Council Meeting of February 13, 2018

**DATE:** December 22, 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 align="center"><b>Public Hearing and First Reading for Property at 901 Airline Road</b></p>
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**CAPTION:**

Case No. 0717-01 Alrich Enterprises Inc., DBA Richard Sanchez Motors and Ben L. Herndon, Jr.: A change of zoning from the "ON" Neighborhood Office District and the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District. The property is described as being Koolside, Block 6, Lots 24 and 25 less portion to right-of-way and Lot 26, located at the intersection of Airline Road and Gollihar Road, north of McArdle Road and south of South Alameda Street.

**PURPOSE:**

The purpose of this item is to rezone the property to allow for the operation of a vehicle sales establishment.

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (November 15, 2017):  
Denial of the change of zoning from the "ON" Neighborhood Office District and the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District, in lieu thereof approval of the "CN-1/SP" Neighborhood Commercial District with a Special Permit (SP) with conditions.

**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 “ON” Neighborhood Office District and the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District to allow for the operation of a vehicle sales establishment.

The proposed rezoning to “CG-2” General Commercial District is consistent with the adopted Future Land Use Map which calls for commercial uses. However, the proposed rezoning is inconsistent with PlanCC, the Southeast Area Development Plan, and past rezoning decisions. The proposed rezoning is also incompatible with neighboring properties and with the general character of the surrounding area.

## **ALTERNATIVES:**

1. Approve the request to the “CG-2” General Commercial District (Requires  $\frac{3}{4}$  vote)
2. 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 “CG-2” General Commercial District is consistent with the adopted Future Land Use Map which calls for commercial uses. However, the proposed rezoning is inconsistent with PlanCC, the Southeast 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

<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:**

Ordinances

Presentation - Aerial Map

Planning Commission Final Report