



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of February 27, 2018  
Second Reading for the City Council Meeting of March 20, 2018

**DATE:** January 30, 2018

**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 Ordinance – Rezoning property at or near 12750 Hearn Road</b></p>
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### **CAPTION:**

Case No. 0118-01 AEP Texas, Inc.: A change of zoning “RS-6” Single-Family 6 District to the “IH” Heavy Industrial District. The property is described as Hearn Addition Annex, Lot 1, located on the north side of Hearn Road, west of Callicoatte Road, and east of Leopard Street.

### **PURPOSE:**

The purpose of this item is for consistency of zoning districts with adjacent parcels also owned by AEP Texas, Inc.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (January 24, 2018):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “IH” Heavy Industrial District.

### **Vote Results:**

For:	7
Opposed:	0
Absent:	2
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 “IH” Heavy Industrial District is for consistency of zoning districts with adjacent parcels also owned by AEP Texas, Inc. The proposed rezoning to the “IH” Heavy Industrial District is a corrective measure and amendment to the adopted Future Land Use Map. The requested zoning is consistent with the Northwest Area Development Plan (ADP), Plan CC, and the surrounding zoning district.

**ALTERNATIVES:**

1. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "IH" Heavy Industrial District is a corrective measure and amendment to the adopted Future Land Use Map. The requested zoning is consistent with the Northwest Area Development Plan (ADP), Plan CC, and the surrounding zoning district.

**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