



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 31, 2018
Second Reading for the City Council Meeting of August 14, 2018

DATE: July 2, 2018

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Rezoning property at 6000 Yorktown Boulevard

CAPTION:

Case No. 0218-03 William B. Miller, Jr.: Ordinance rezoning property at or near 6000 Yorktown Boulevard from "RS-6" Single-Family 6 District to the "IL" Light Industrial District.(3/4 vote required)

PURPOSE:

The purpose of this item is for the sale of the property and to bring an existing nonconforming use of a building into conformity with the land's zoning.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 27, 2018):

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District (Tract 1). Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District, in lieu thereof approval of the "CN-1/SP" Neighborhood Commercial District with a Special Permit (SP) with conditions (Tract 2).

Vote Results:

For: 7
Opposed: 0
Absent: 2
Abstained: 0

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Staff has coordinated with the applicant to create a split zoning option to preserve the ability for reuse of the former Del Mar Distribution Building at an industrial capacity versus the outright granting of the Light Industrial District for the entire property. Planning Commission has agreed and recommended the split zoning proposal and amending the time extension to a period of twenty-four (24) months as a condition of the proposed Special Permit.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC).

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2017-2018	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