



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 11, 2018
Second Reading for the City Council Meeting of September 18, 2018

DATE: August 1, 2018

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Rezoning property at or near 7001 South Staples Street

CAPTION:

Case No. 0718-03 Dr. Haysam Dawod, DDS: Ordinance rezoning property at or near 7001 South Staples Street from "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District.

PURPOSE:

The purpose of this item is to allow for the construction of an automated car wash.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 25, 2018):

Denial of the change of zoning from 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: 6
Opposed: 0
Absent: 3
Abstained: 0

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

This case is considered controversial as we have received 27.33% opposition. Approval

will require a super-majority vote.

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 "CG-2" General Commercial District is inconsistent with the adopted Comprehensive Plan (Plan CC) in relation to the proposed use.

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