



## AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting August 27, 2019  
Second Reading Ordinance for the City Council Meeting September 6, 2019

**DATE:** July 30, 2019  
**TO:** Peter Zaroni, City Manager  
**FROM:** Nina Nixon-Mendez, FAICP, Director  
Development Services Department  
[NinaM@cctexas.com](mailto:NinaM@cctexas.com)  
(361) 826-3276

Rezoning a portion of property at or near 6202 Yorktown Boulevard.

### **CAPTION:**

Case No: 0719-03 Cloudcroft Land Ventures, Inc. (District 5). Ordinance rezoning property at or near 6202 Yorktown Boulevard from the "RM-1" Multifamily District to the "CN-1" Neighborhood Commercial District.

### **SUMMARY:**

The purpose of the zoning request is to allow for the construction of a neighborhood business center.

### **BACKGROUND AND FINDINGS:**

The subject property is 2.780 acres in size. Projected plans are to plat the property into 2 lots and develop the property into a neighborhood business center. The development will include one single story multi-tenant building on each of the 2 lots. The subject property is currently a vacant lot. The new shopping center is an infill development project along the Yorktown Boulevard commercial corridor. The current "RM-1" Multi Family District allows Single-Family and apartment uses up to 22 dwelling units per acre. Permitted uses in the proposed "CN-1" Neighborhood Commercial District include retail, office, and apartment uses up to 37 dwelling units per acre. Bars and nightclubs are not allowed in the "CN-1" Neighborhood Commercial 1 District.

### ***Conformity to City Policy***

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for Low Density Residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map

### ***Public Input Process***

Number of Notices Mailed  
35 within 200-foot notification area

5 outside notification area

*As of August 27, 2019:*

In Favor

0 inside notification area

0 outside notification area

In Opposition

2 inside notification area

0 outside notification area

Totaling 1.78% of the land within the 200-foot notification area in favor.

***Commission Recommendation***

Planning Commission recommended approval the change of zoning from the “RM-1” Multifamily District to the “CN-1” Neighborhood Commercial District on July 10, 2019.

**ALTERNATIVES:**

1. Deny the zoning request which will prevent the construction of the commercial shopping center.
2. Approval of an alternate zoning district such as “ON” Neighborhood Commercial District which would allow the office use. However, the “ON” District limits the square footage of retail and restaurant uses.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “RM-1” Multifamily District to the “CN-1” Neighborhood Commercial District on July 10, 2019 with following vote count.

*Vote Count:*

For: 5

Opposed: 0

Absent: 3

Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report