



## **AGENDA MEMORANDUM**

First Reading Ordinance for the City Council Meeting September 6, 2019  
Second Reading Ordinance for the City Council Meeting September 17, 2019

---

**DATE:** August 15, 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 property at or near Northwest Blvd & CR 69 |
|---|

### **CAPTION:**

Case No. 0719-05, Mostaghassi Investment Trust (District 1). Ordinance rezoning property at or near Northwest Boulevard & County Road 69 from the "RS-6" Single-Family 6 District to the "CN-2" 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 6.348 acres in size. The subject property is currently zoned "RS-6" Single-Family 6 District since 2008, consists of vacant land, and has remained undeveloped since annexation in 1974. The existing "RS-6" Single Family 6 District allows up to 7 lots per acre. Permitted uses in the proposed "CN-2" Neighborhood Commercial District include Retail, Office, Community Service Uses, Government Facility Uses, Golf Course, and Apartment uses up to 15 dwelling units per acre. Bars/Nightclubs are not allowed in the "CN-2" Neighborhood Commercial 2 District.

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

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "CN-2" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC), however it warrants an amendment to the Future Land Use Map to Commercial Use.

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

Number of Notices Mailed  
9 within 200-foot notification area  
1 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 19.55% of the land within the 200-foot notification area in opposition.

***Commission Recommendation***

Planning Commission recommended approval the change of zoning from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District on July 24, 2019.

**ALTERNATIVES:**

1. Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District.
2. Approval of another zoning district within the range of the request (“ON-1”).

**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 “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District 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