



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/11/20
Second Reading Ordinance for the City Council Meeting 02/18/20

DATE: December 23, 2019
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 7121 Saratoga Boulevard (State Highway 357)

CAPTION:

Zoning Case No. 1119-03, Morteza Shafinury and Abdolrhim Aminzadeh (District 5). Ordinance rezoning property at or near 7121 Saratoga Boulevard (State Highway 357) from the "RM-1" Multifamily 1 District and "CG-2" General Commercial District to the "IL" Light Industrial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of showroom warehouses.

BACKGROUND AND FINDINGS:

The subject property is 3.75 acres in size. According to the applicant the purpose of the request is to construct showroom warehouses. The applicant has not submitted any specific plans concerning the retail center.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC), the current Southside ADP, and the draft Southside ADP. The proposed rezoning and the proposed use of showroom warehouses are incompatible with neighboring properties and with the general character of the surrounding area. The "IL" Light Industrial District allows uses such as heavy vehicle repair, warehousing, waste-related services, open storage, and social service uses.

Public Input Process

Number of Notices Mailed
4 within 200-foot notification area
6 outside notification area

As of December 13, 2019:

In Favor

In Opposition

0 inside notification area
0 outside notification area

0 inside notification area
0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended denial of the change of zoning from the “RM-1” Multifamily 1 District and “CG-2” General Commercial District to the “IL” Light Industrial District, in lieu thereof, approval of the “CG-2/SP” General Commercial District with a Special Permit (SP) with conditions on December 18, 2019.

ALTERNATIVES:

1. Approval of the change of zoning from the “RM-1” Multifamily 1 District and “CG-2” General Commercial District to the “IL” Light Industrial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends denial of the zoning request, in lieu thereof, approval of a Special Permit.

Planning Commission recommended denial of the change of zoning from the “RM-1” Multifamily 1 District and “CG-2” General Commercial District to the “IL” Light Industrial District, in lieu thereof, approval of the “CG-2/SP” General Commercial District with a Special Permit (SP) with conditions with following vote count.

Vote Count:

For:	9
Opposed:	0
Absent:	0
Abstained:	0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report