



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/25/20
Second Reading Ordinance for the City Council Meeting 03/17/20

DATE: January 14, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 5101 Old Brownsville Road

CAPTION:

Zoning Case No. 0120-01, Johnson Development (District 3). Ordinance rezoning property at or near 5101 Old Brownsville Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a medical clinic.

BACKGROUND AND FINDINGS:

The subject property is 11.48 acres in size. According to the applicant the purpose of the request is to construct a medical clinic.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. It is compatible with the adjoining properties and does not have a negative impact upon adjacent properties. If the "CN-1" Neighborhood Commercial District is approved, the development will need to abide all requirements of the Unified Development Code (UDC). Additionally, the "CN-1" District does not allow bars, pubs, taverns, or nightclubs.

Public Input Process

Number of Notices Mailed
10 within 200-foot notification area
5 outside notification area

As of January 3, 2020:

In Favor
0 inside notification area
0 outside notification area

In Opposition
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 approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District on January 8, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

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 “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District with following vote count.

Vote Count:

For:	8
Opposed:	0
Absent:	0
Abstained:	1

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report