



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/10/20
Second Reading Ordinance for the City Council Meeting 11/17/20

DATE: September 21, 2020

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 3601 Interstate 69

CAPTION:

Zoning Case No. 0920-01, Nemec Family Properties, Ltd (District 1). Ordinance rezoning property at or near 3601 Interstate 69 from the "FR" Farm Rural District to the "CG-2" General Commercial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a commercial retail building approximately 50,000 square feet in size.

BACKGROUND AND FINDINGS:

The subject property is 5.24 acres in size. The subject property is currently zoned "FR" Farm Rural District and consists of vacant property and has remained undeveloped since annexation in 1995. The proposed use is a commercial retail building approximately 50,000 square feet in size with approximately 200 parking spaces.

Conformity to City Policy

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not have a negative impact upon the adjacent properties, and warrants an amendment to the Future Land Use map.

Public Input Process

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

As of September 4, 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 recommended approval of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District on September 16, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the "FR" Farm Rural District to the "CG-2" General 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 "FR" Farm Rural District to the "CG-2" General Commercial District 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