



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/09/21
Second Reading Ordinance for the City Council Meeting 02/16/21

DATE: January 8, 2021
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 7005 Saratoga Boulevard (SH 357)

CAPTION:

Zoning Case No. 1220-01 Alty Enterprises, Inc. (District 5). Ordinance rezoning property at or near 7005 Saratoga Boulevard (State Highway 357) from the "CG-2" General Commercial District and the "IL" Light Industrial District to the "ON" Neighborhood Office District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a charter school.

BACKGROUND AND FINDINGS:

The subject property is 14.695 acres in size. The subject property is currently zoned "CG-2" General Commercial District and the "IL" Light Industrial District and consists of vacant property. The property was annexed in 1972.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a mixed use. The proposed rezoning to the "ON" Neighborhood Office District is consistent with the adopted Comprehensive Plan (Plan CC). The property is currently vacant and the subject property has not been developed since annexation. Surrounding properties have been rezoned to commercial or high density residential multifamily zoning districts indicating a pattern towards commercial development along the Saratoga Boulevard corridor.

Public Input Process

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

As of November 28, 2020:

In Favor
1 inside notification area
0 outside notification area

In Opposition
2 inside notification area
0 outside notification area

Totaling 1.33% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “CG-2” General Commercial District and the “IL” Light Industrial District to the “ON” Neighborhood Office District on December 9, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “CG-2” General Commercial District and the “IL” Light Industrial District to the “ON” Neighborhood Office 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 “CG-2” General Commercial District and the “IL” Light Industrial District to the “ON” Neighborhood Office 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