



16-182Z2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, Located Approximately 290 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Community Avenue, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 16, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, Director of Planning
Eleana Galicia, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed rezoning request.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 2.4 acres of land from “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District generally for commercial uses.
- An associated site plan (16-136SP) has been submitted and is currently under review with the Planning Department.

BACKGROUND INFORMATION:

- Please see attached Planning & Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On July 26, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 07.26.pdf](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary Map](#)

[Existing Zoning PD Ord. No. 2004-07-070](#)

[Existing Zoning PD Ord. No. 2007-09-086](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[Zoning Comparison Chart](#)

[PowerPoint Presentation](#)