



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of June 24, 2014
Second Reading Ordinance for the City Council Meeting of July 8, 2014

DATE: June 2, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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<p style="text-align: center;">Rezoning from Multifamily to Commercial By Roque Enriquez Property Address: 5038 and 5042 Concord Street and 5013 Monitor Street</p>
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CAPTION:

Case No. 0514-02 Roque Enriquez: A change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Plan. The property is described as Lots 1, 2 and 42, Block 4, South Park Subdivision, located along South Padre Island Drive (SH 358) between Concord Street and Monitor Street.

PURPOSE:

The purpose of this item is to rezone the property to allow expansion of an existing car sales lot.

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 21, 2014): Approval of the change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District to allow the expansion of an existing car sales lot. The proposed rezoning would allow uses such as offices, retail sales, restaurants, vehicle sales and service, multifamily developments, overnight accommodation and indoor recreation uses. The property to be rezoned is

suitable for the proposed uses. The proposed rezoning would be an expansion of the commercial uses to the south, east and west. The proposed rezoning is consistent with the Comprehensive Plan and the Future Land Use Plan's designation of the property for commercial uses. The proposed rezoning is compatible with the current zoning and development patterns of the abutting properties and properties south across South Padre Island Drive (SH 358). The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for commercial uses.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning conforms to the Future Land Use Plan and is consistent with the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits
 Report with Attachments
 Aerial Overview Map