



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 01/21/20
Second Reading Ordinance for the City Council Meeting 01/28/20

DATE: December 9, 2019

TO: Peter Zanoni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 221 Kleberg Place

CAPTION:

Zoning Case No. 1119-01, SCCBH, LLC. (District 1). Ordinance rezoning property at or near 221 Kleberg Place from the "CR-1" Resort Commercial District to the "CR-3" Resort Commercial District.

SUMMARY:

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

BACKGROUND AND FINDINGS:

The subject property is 0.99 acres in size. The owner is proposing the construction of a 52-room hotel. There will be 60 total parking spaces (2 accessible). It will consist of a single building, approximately 60 feet in height. The ground floor will be used as parking and the structure will be elevated to meet base flood elevation requirements. Development includes a pool in front of the building on the beach side. The hotel office will be open 24 hours a day and the hotel will employ approximately 20 employees (total) during the various shifts. Right-of-way dedication that was required with platting reduced the buildable area and has limited the flexibility of the hotel design. The requested change of zoning will allow for the space needed for the development.

Conformity to City Policy

The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed land uses. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood. Key difference between the "CR-1" and "CR-3" Districts is in regards to setbacks. The "CR-1" District requires a 20-foot street (front) yard setback. The "CR-3" District requires a 10-foot street (front) yard setback. The granting of the change of zoning will allow a reduced setback for the construction of the hotel. Several properties to the north and south including the USS Lexington and Fajitaville along North beach are zoned "CR-3" District; the uses allowed in both the "CR-1" and "CR-3" Districts are Multifamily, Offices, Medical, Restaurants, Retail, Bars, and Hotel uses.

Public Input Process

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

As of November 8, 2019:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside 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 “CR-1” Resort Commercial District to the “CR-3” Resort Commercial District on November 13, 2019.

ALTERNATIVES:

1. Denial of the change of zoning from the “CR-1” Resort Commercial District to the “CR-3” Resort 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 “CR-1” Resort Commercial District to the “CR-3” Resort Commercial District with following vote count.

Vote Count:

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

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report