



AGENDA MEMORANDUM

Future Item for the City Council Meeting of July 31, 2012
Action Item for the City Council Meeting of August 14, 2012

DATE: July 17, 2012
TO: Ronald L. Olson, City Manager
FROM: Mark E. Van Vleck, P.E., Interim Director, Department of Development Services
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PUBLIC HEARING – CHANGE OF ZONING
CCELEL Investments, Inc. (Case No. 0612-01)
Change from “RS-6” Single-Family 6 District to “CG-2” General Commercial District
Property Address: 6210 South Padre Island Drive

CAPTION:

PUBLIC HEARING – ZONING

Case No. 0612-01: CCELEL Investments, Inc.: A change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District, resulting in a change of future land use from medium density residential to commercial. The property to be rezoned is a 2.30-acre portion out of Lot 6, Section 13, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of South Padre Island Drive (SH 358) and east of Prince Drive.

PURPOSE:

The purpose of this item is to change the zoning district on property at 6210 South Padre Island Drive from Single-Family to General Commercial to allow for the construction of an auto dealership.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 20, 2012):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

BACKGROUND AND FINDINGS:

The purpose of this zoning change is to allow for the construction of an auto dealership on a 3.40-acre tract of land with frontage on South Padre Island Drive. The area of request is for the rear 2.30 acres because the front 1.10 acres of the property is already zoned “CG-2” General Commercial.

The proposed auto dealership will sell new cars and will have a showroom, service shop, and indoor auto parts storage. The service shop would not provide auto body repairs. The rear portion of the property is not proposed for development at this time.

The subject property is undeveloped land. To the north of the subject property is vacant land zoned for single-family development. Located to the west is a low-density residential neighborhood with an auto parts store at the South Padre Island Drive (SH 358) frontage. Located to the east is a self-storage facility zoned "CG-2" General Commercial and vacant land zoned "RM-1" Multifamily 1. To the south of the subject property is a freeway (SH 358).

To protect single-family uses, the Unified Development Code (UDC) requires that commercial uses provide a buffer yard and screening fence where adjacent to single-family uses. This development would require a 15-foot-wide landscaped buffer yard. The UDC also requires that any lighting not bleed into neighboring properties.

ALTERNATIVES:

1. Approve other intermediate zoning classifications or a Special Permit; or
2. Deny the request altogether.

OTHER CONSIDERATIONS: N/A

CONFORMITY TO CITY POLICY:

The requested change of zoning to the "CG-2" General Commercial District would not be consistent with the Future Land use Map, which designates the property for medium density residential uses. Other pertinent policies of the Comprehensive Plan call for encouraging infill development on vacant tracts of land within developed areas and buffering high-intensity commercial areas from low-density residential areas.

EMERGENCY / NON-EMERGENCY:

Staff is requesting an emergency reading. According to Article II, Section 14 of the City Charter, an item can be classified as an emergency because it calls for "immediate action necessary for the efficient and effective administration of the city's affairs". This is a routine, non-controversial item.

DEPARTMENTAL CLEARANCES: Planning and Legal

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2011-2012	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:

1. Aerial Overview
2. Zoning Report with Attachments
3. Ordinance with Exhibits