



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 16, 2024  
Second Reading for the City Council Meeting of July 23, 2024

**DATE:** June 21, 2024

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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**Rezoning for a property at or near  
7317 South Padre Island Drive (State Highway 358)**

**CAPTION:**

Zoning Case No. ZN8261, Margo Lyn Moore (District 4). Ordinance rezoning a property at or near 7317 South Padre Island Drive (State Highway 358) from the “RS-6” Single-Family District to the “CG-2” General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**SUMMARY:**

This item is to rezone the property to allow a commercial development; which is to include indoor recreation, retail sales and services, and restaurant uses.

**BACKGROUND AND FINDINGS:**

The subject 25.93-acre, vacant and undeveloped, “RS-6” Single-Family zoned tract is located in the Southside area with frontages along the south side of South Padre Island Drive (SH-358 Freeway) access road, and along the east side Rodd Field Road, an “A3” class arterial road, with a drainage ditch along its southern boundary. The parcel abuts another property similar in size that has also remained undeveloped since the 1962 annexation of the area between the Oso Bay, Nueces River, Saratoga Boulevard, and South Padre Island Drive.

The properties to the north are zoned “CG-2” General Commercial District, with transportation (South Padre Island Drive and Rodd Field Road), commercial, and professional office uses, and a vacant parcel. To the south are properties zoned “RS-6” Single-Family District, with a drainage corridor, and commercial, and low-density residential uses. To the east, properties are zoned “RS-6” Single-Family with agricultural uses, and to the west, properties are zoned “CG-2” General Commercial District, “CG-2/SP” General Commercial District with a Special Permit, and “CN-1” Neighborhood Commercial District, with transportation (Rodd Field Road), professional office and public/semi-public uses, with a vacant parcel.

The applicant is requesting to amend the current zoning district to allow for an infill commercial development with mixed uses; specifically with indoor recreation, retail sales and services, and restaurant uses.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales, and services, vehicle sales and services, and water-oriented uses.

The proposed rezoning is consistent with many elements, goals, and strategies for decision makers of the City’s Comprehensive Plan, and the future land use designation of commercial.

**Public Input Process**

Thirty-two (32) notices were mailed within the 200-foot notification area, and 0 outside the notification area.

*As of July 12, 2024:*

In Favor 1 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the “RS-6” Single-Family District to the “CG-2” General Commercial District on May 15, 2024.

**Vote Results**

For: 7

Against: 0

Absent: 2

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report