

ZONING REPORT

Case No.: 0212-06

HTE No. 12-1000008

Planning Commission Hearing Date: March 14, 2012 (Tabled from February 29, 2012)

Applicant & Legal Description	Applicant/Owner: Bluff Plastic Representative: Charles Knisley Legal Description/Location: Flour Bluff Estates, Block L, Lots 1 and 2, located north of South Padre Island Drive (SH 358) and east along Waldron Road.			
Zoning Request	From: "CG-1" General Commercial District To: "IL" Light Industrial Area: 0.482 Acres Purpose of Request: To allow for the continued operation of an existing facility for the fabrication of plastic products.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CG-1" General Commercial	Commercial	Commercial
	<i>North</i>	"CG-1" General Commercial	Commercial	Commercial
	<i>South</i>	"CG-1" General Commercial	Commercial	Commercial
	<i>East</i>	"CG-1" General Commercial & "RS-6" Single- Family 6	Vacant	Low Density Residential
	<i>West</i>	"CG-1" General Commercial	Commercial	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located in the Flour Bluff Area Development Plan (ADP) and is planned for commercial use. The proposed change in zoning to the "IL" Light Industrial District is not consistent with the Future Land Use Map. Map No.: 034,032 Zoning Violations: Industrial use operating in a commercial zoning district.			

Staff's Summary:

- **Requested Zoning:** To allow for the continued operation of an existing plastic fabrication facility.
- **Transportation and Circulation:** The subject property fronts on Waldron Road, an A-2 arterial street and Lakeside Drive, a local street. The nearest intersection is South Padre Island Drive (SH 358), a freeway.

Street R.O.W.	Street	Existing R.O.W. and Paved Section	Planned R.O.W. and Paved Section	Urban Trans. Plan Type	Traffic Volume 2007
	Waldron Road	75' R.O.W., 50' paved	100' R.O.W., 70' paved	Arterial	N/A
	South Padre Island Drive	Varies	Varies	Freeway	N/A

- **Relationship to Smart Growth:**
The proposed change of zoning will allow the continued use of an existing structure. Existing infrastructure will be utilized and the proposed change of zoning would have minimal to no impact regarding smart growth.

• **Comprehensive Plan & Flour Bluff Area Development Plan Consistency:**

The Comprehensive Plan and the Flour Bluff Area Development Plan (ADP) slates the subject property for commercial uses. The proposed change in zoning is not consistent with the Comprehensive Plan or Flour Bluff ADP. The proposed use is not consistent with the ADP; however, it is consistent with other development north along Waldron Road.

Plat Status: Subject property contains two (2) platted lots.

Department Comments:

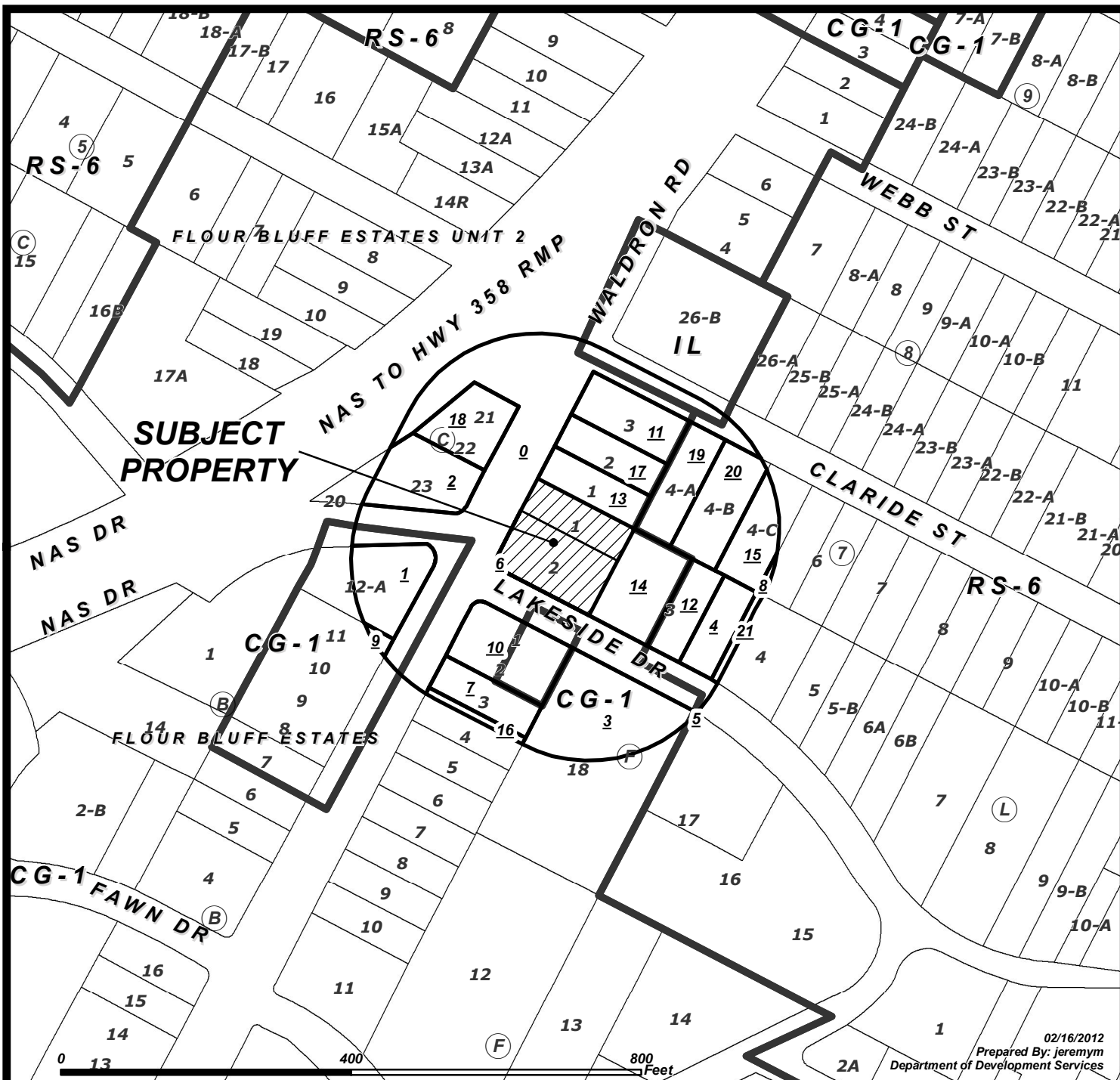
- The applicant is requesting a change of zoning in order to continue operating its business. The current business molds plastic into products. The products range from commercial lid holders to plastic pastry containers.
- The existing business does not manufacture the plastic. The company heats the plastic to mold it into the product requested. There is no major manufacturing occurring on the premise. The existing business does not create any adverse impact to the surrounding properties. The existing structure blends in with the other commercial buildings in the area.
- The requested "IL" Light Industrial District is not consistent with the future land use of commercial. However the use even though is classified as an industrial use, the business does not appear or generate typical industrial noise, dust or odor.
- Since the zoning is not consistent with the Comprehensive Plan or the surrounding zoning, approval of the "IL" District would not be appropriate. However, a Special Permit could allow the existing business to continue in operation and could limit the business to the size of its current structure. Should the business need to expand, the business would then have to move to an industrially zoned parcel of land.

Staff and Planning Commission Recommendation (March 14, 2012): Denial of the requested "IL" Light Industrial District and in lieu thereof approval of a Special Permit to allow for a plastic fabrication facility, subject to three (3) conditions:

1. **USES:** The only use permitted by this Special Permit other than those uses permitted by-right in the "CG-1" General Commercial District is a plastic fabrication facility.
2. **STRUCTURE:** The plastic fabrication facility is limited to the structure's current square footage. Expansion of the structure for the allowed use or accessory uses is not permitted.
3. **TIME LIMIT:** This Special Permit shall expire one year from the date of this ordinance unless the property is in compliance with all rules and regulations of the City and a Certificate of Occupancy is obtained.

Pending. Comments Received	Number of Notices Mailed Total – 21 within 200' notification area; 0 outside notification area.	
	Favor	0 – 0 (inside notification area); 0 (outside notification area)
	Opposition	1 – 0 (inside notification area); 0 (outside notification area)
	For 5.16% As of March 26, 2012	

Attachments: Site – Existing Zoning, Notice Area, & Ownership map



02/16/2012
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Department of Development Services

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2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property
with 200' buffer

Owners
in favor

Owners within 200' listed on
attached ownership table

Owners
in opposition

