



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 24, 2015
Second Reading for the City Council Meeting of March 10, 2015

DATE: March 3, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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**Rezoning from Multifamily to Resort Commercial
For North Beach Holdings, LLC
Property Address: 221 Hotel Place**

CAPTION:

Case No. 0115-07 North Beach Holdings, LLC: A change of zoning from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District. The property to be rezoned is described as Lot 52A, Block III, Corpus Beach Hotel Addition, located along the south side of Hotel Place approximately 180 feet east of Surfside Boulevard and along the beach frontage.

PURPOSE:

To allow an Outdoor Recreation use, such as a Ferris wheel.

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 25, 2015): Approval of the change of zoning rezoning from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District to allow an Outdoor Recreation use, such as a Ferris wheel. The re-zoning is consistent with the Comprehensive Plan; and elements of the North Beach Area Development Plan and does conform to the current and adjacent uses of the properties to the west, which include a restaurant and motel. The re-zoning does not have a negative impact on the surrounding neighborhood because it conforms with the land uses to the west, north and south and is compatible with the character of the North Beach area. The reduced setbacks of the “CR-3” District are appropriate for the subject property and would not have an impact on the surrounding properties.

ALTERNATIVES:

- 1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the North Beach Area Development Plan (ADP). The proposed rezoning to the “CR-3” Resort Commercial District is consistent with the North Beach ADP and the adopted Future Land Use Plan’s designation of the property as tourist.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	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:

- Presentation - Aerial Map
- Ordinance
- Planning Commission Final Report