



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of December 18, 2012
Second Reading/Action Item for the City Council Meeting of January 8, 2013

DATE: October 26, 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
Everett Skipper (Case No. 1012-05)
Change from “CG-2” General Commercial District to “CBD” Downtown Commercial District
Property Address: 2002 Ayers Street

CAPTION:

Case No. 1012-05 Everett Skipper: A change of zoning from the “CG-2” General Commercial District to the “CBD” Downtown Business District, not resulting in a change of future land use. The property to be rezoned is described as Block 1504, Port Aransas Cliffs, located between Ayers Street and Cole Street and between 17th Street and 18th Street.

PURPOSE:

The purpose of this item is to rezone the property to allow the development of general commercial uses without minimum parking requirements.

RECOMMENDATION:

Staff Recommendation:

Approval of the change of zoning from the “CG-2” General Commercial District to the “CBD” Downtown Commercial District.

Planning Commission Recommendation (October 24, 2012) Denial of the requested “CBD” Downtown Commercial District and, in lieu thereof, approval of a Special Permit with the requirement of the development providing a minimum of 122 on-site and off-site parking spaces.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a change of zoning from the “CG-2” General Commercial District to the “CBD” Downtown Commercial District to allow development of a project called the Six Points Market, which will be a multi-use commercial facility consisting of an art gallery, reception hall, outdoor market, pavilions, and restaurant. All of the proposed uses are allowed in the existing “CG-2” District. The applicant is requesting the change of zoning to the “CBD” District in order to reduce the amount of off-street parking required for the proposed uses. Development within the “CBD” District is not required to provide

a specified amount of parking. Art gallery and museum space will be created for Del Mar Community College. The Six Points Market project involves the adaptive re-use of the long-standing ButterKrust bakery, which was built in 1938 and has been vacant for some time.

North of the subject property is a commercial strip center, which is zoned "CG-2" General Commercial District. East of the subject property is Banda's Nursery and Flower Shop, which is zoned "CG-2" General Commercial District, and single-family properties zoned "RS-6" Single-Family 6 District. To the south and west of the subject property are single-family properties zoned "RS-6" Single-Family 6 District. Also, to the west of the subject property is an auto-detail shop zoned "CG-2" General Commercial District.

The Sustainability Plan recommends that the City develop "complete" streets, which are streets that accommodate the needs of all users no matter their age or ability and allow for choice in mode of travel. Re-using the ButterKrust building will create interest on the street level, which is a step towards creating a better pedestrian environment. Re-using the existing building will also encourage infill development in older areas, which are no longer being used for commercial purposes. The Six Points Market will be more accessible to pedestrians and may encourage alternate modes of transportation. The creation of the Six Points Market could be the stimulus for additional commercial and mixed-use residential projects in the area, as encouraged in the Sustainability Plan. Although the lack of parking is a current concern for this project, the Sustainability Plan recognizes this and calls for a broader coordinated parking plan to support new businesses and housing that are recommended for this area. Creating more transit options for this area will also help reduce the demand for parking. The Sustainability Plan also promotes complimentary services to the neighborhood. This facility will have convenient access to the surrounding community and will expand food options and commercial services, such as an outdoor market, to the area.

ALTERNATIVES:

1. Approve an intermediate zoning district; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is consistent with the Comprehensive Plan, the Sustainability Plan, and the adopted Future Land Use Plan, which slates the property for a commercial use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning, Legal, and Planning Commission

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:

Aerial Overview Map
Zoning Report with Attachments
Ordinance with Exhibits