



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 09/22/20
Second Reading Ordinance for the City Council Meeting 09/29/20

DATE: August 11, 2020
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 10582 State Highway 361

CAPTION:

Zoning Case No. 0820-01, High Tide Partnership, Ltd. (District 4). Ordinance rezoning property at or near 10582 State Highway 361 from the “FR” Farm Rural District to the “CR-2” Resort Commercial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a potential multifamily development and/or boat storage facility.

BACKGROUND AND FINDINGS:

The subject property is 5.80 acres in size. The subject property is currently zoned “FR” Farm Rural District and consists of vacant property. The property was annexed in 1999.

Conformity to City Policy

The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for a Planned Development and Flood Plain Conservation use. The proposed rezoning to the “CR-2” Resort Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). The “CR-2” Resort Commercial District is the appropriate zoning district for the proposed use. Approximately, 1,000 feet to the south along State Highway 361, a property was zoned “CR-2” District in 2009. The majority of the property is located in an “AE” flood zone indicating high risk and has a base flood elevation of 10-feet.

Public Input Process

Number of Notices Mailed
2 within 200-foot notification area
5 outside notification area

As of July 31, 2020:

In Favor
0 inside notification area

In Opposition
0 inside notification area

0 outside notification area

0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “CR-2” Resort Commercial District on August 5, 2020.

ALTERNATIVES:

1. Approval of the change of zoning from the “FR” Farm Rural District to the “CR-2” Resort Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “CR-2” Resort Commercial District with following vote count.

Vote Count:

| | |
|------------|---|
| For: | 9 |
| Opposed: | 0 |
| Absent: | 0 |
| Abstained: | 0 |

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report