



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of May 13, 2014
Second Reading Ordinance for the City Council Meeting of May 27, 2014

DATE: April 22, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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**Rezoning from Single-Family to Commercial
By Peterson Properties, Ltd.
Property Address:
5425 & 5515 Old Brownsville Road & 809 South Padre Island Drive**

CAPTION:

Case No. 0414-02 Peterson Properties, Ltd.: A change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District, resulting in a partial change to the Future Land Use Plan from light industrial to commercial uses. The property is described as being a 118.30-acre tract of land out of Lots 9, 10, 11, 14, 15, and 16, Section 5, Range VIII, of the Gugenheim and Cohn's Farm Lots, located between Old Brownsville Road (FM 665), South Padre Island Drive (SH 358), and West Point Road.

PURPOSE:

The purpose of this item is to rezone the property to allow commercial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 9, 2014):
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District to allow commercial uses on the property. The proposed rezoning would allow uses such as retail sales and service uses, restaurant and bars uses, self-service storage uses, vehicle sales and service uses, townhouses, apartments, and commercial parking uses.

The proposed rezoning is consistent with the Comprehensive Plan and partially consistent Future Land Use Plan. Approximately 12 acres located at the intersection of West Point

Road and South Padre Island Drive (SH 358) are planned for light industrial uses. Commercial uses are appropriate at the intersection of a major arterial type street and a freeway. The remaining 106 acres are planned for commercial uses. The proposed rezoning will not negatively impact the surrounding properties and the property to be rezoned is suitable for commercial uses. The proposed rezoning is compatible with the current zoning and conforming uses of nearby properties and to the character of the surrounding area. The proposed development has sufficient access to arterial type streets, which would limit traffic through nearby residential areas.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the Future Land Use Plan and the proposed rezoning is consistent with pertinent elements of the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	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:

Ordinance with Exhibits
 Report with Attachments
 Aerial Overview Map