



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of June 24, 2014
Second Reading Ordinance for the City Council Meeting of July 8, 2014

DATE: May 22, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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Rezoning from Multifamily to Commercial
Williams Airline Partners, Ltd.
Property Address: 5879 S. Padre Island Drive (SH 358)

CAPTION:

Case No. 0514-03 Williams Airline Partners, Ltd.: A change of zoning from the "RM-1" Multifamily 1 District and "RM-3" Multifamily 3 District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Plan from medium density residential to commercial uses. The property is described as an 8.74-acre tract of land out of a portion of Lot H1, Wilkey Addition Unit 2, located along the north side of Williams Drive approximately 630 feet west of Airline Road.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 21, 2014):

Approval of the change of zoning from the "RM-1" Multifamily 1 District and "RM-3" Multifamily 3 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 "RM-1" Multifamily 1 District and "RM-3" Multifamily 3 District to the "CG-2" General Commercial District to allow commercial uses on the property. The proposed rezoning would allow uses such as retail, restaurants, hotels, shopping center and car wash uses.

Although inconsistent with the Future Land Use Plan, a commercial use would be appropriate for this area and would be an expansion of the commercial zoning immediately to the north. The surrounding area currently is developed with uses that are compatible with commercial uses. The Future Land Use Plan calls for the subject property to be

multifamily residential uses. It is unlikely that the multifamily zoning along Williams Drive will become multifamily in the future. An expansion of the commercial zoning district is reasonable because the subject property is directly adjacent to the commercial corridor on South Padre Island Drive (SH 358). The proposed rezoning is compatible with the current zoning and development patterns of the abutting properties to the north and northeast. The property to the west is a private school and church. The property to the south across Williams Drive is a single family residential neighborhood. The property to the east is an apartment complex. The proposed zoning would not be intrusive to those land uses.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is not consistent with the Future Land Use Plan, although 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