



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 31, 2023
Second Reading for the City Council Meeting of February 14, 2023

DATE: January 31, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning for Property at or near 810 Naval Air Station Drive

CAPTION:

Case No. 1222-01 ADR Investments (District 4): Ordinance rezoning properties at or near 810 Naval Air Station Drive from the "CG-1" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication.

PURPOSE:

The purpose of this request is to allow for warehouse uses.

BACKGROUND AND FINDINGS:

The subject property is 1.08 acres in size. To the north of the site, properties are zoned "CG-1" with commercial uses as well as some vacant properties. To the south, properties "CG-1" are vacant. To the east, properties are zoned both "CG-1" General Commercial District and "IL" Light Industrial District with commercial uses. To the west, properties are zoned "CG-1" General Commercial District with low-density residential uses. Typical uses allowed in the "CG-1" zoning district are restaurants, retail and service, offices, bars, mini-storage, vehicle sales and repair, and car washes. Apartments are not permitted. The special permit will allow for warehouse use. The proposed rezoning is consistent with the Future Land Use Map and the Flour Bluff Area Development Plan, both of which recommend the Transition Aviation Special District. The convergence of Naval Air Station Drive, Waldron Road, and South Padre Island Drive forms a regional commercial node, appropriate for general commercial uses and warehousing. The Naval Air Station Drive corridor from South Padre Island Drive (SH 358) to the entrance of the Naval Air Station is commercial in nature.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposed approval

of the change of zoning.

ALTERNATIVES:

1. Denial of the change of zoning from the “CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the change of zoning from the “CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit on December 14, 2022.

Vote Count:

For:	7
Opposed:	0
Absent:	2
Abstained:	0

Staff recommended approval of the change of zoning from the “CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report