



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of March 26, 2013  
Second Reading for the City Council Meeting of April 9, 2013

**DATE:** February 28, 2013

**TO:** Ronald L. Olson, City Manager

**FROM:** Mark E. Van Vleck, P.E., Director, Development Services Department  
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**PUBLIC HEARING – CHANGE OF ZONING**  
**TR Inscore LLC (Case No. 0213-04)**  
**Change from “CR-1” Resort Commercial District**  
**to “CI” Intensive Commercial District**  
**Property Address: 401 South Shoreline Boulevard**

### **CAPTION:**

Case No. 0213-04 TR Inscore LLC: A change of zoning from the “CR-1” Resort Commercial District to the “CI” Intensive Commercial District, not resulting in a change of future land use. The property is described as being a 0.50-acre tract of land out of Block 4, South Water Beach Addition, located on the west side of South Shoreline Boulevard between Broadway Court and Born Street.

### **PURPOSE:**

The purpose of this item is to rezone the property to reduce setback requirements and allow additional commercial uses.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (February 27, 2013):  
Approval of the change of zoning from the “CR-1” Resort Commercial District to the “CI” Intensive Commercial District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached Zoning Report, the applicant is requesting a rezoning to reduce the setback requirements along South Shoreline Boulevard, Born Street, and Broadway Court. Currently, the “CR-1” District encompasses all of North and South Shoreline Boulevard. By rezoning the subject property to the “CI” Intensive Commercial District, the minimum front yard setbacks would be reduced to zero and a few additional commercial uses, such as boat and RV storage, vehicle service with outdoor repairs, and laboratory/research/experimental uses would be allowed.

Although the “CI” Intensive Commercial District would be inconsistent with the zoning district and setbacks currently along South Shoreline Boulevard, the Plan goals and objectives and numerous Policy Statements within the South Central Area Development Plan (B.3, B.5, and B.8) focus on the overarching need to promote population growth in the central business district to sustain and fully realize the commercial development potential and to increase residential density. The Plan calls for minimizing setbacks to create storefronts along the street.

**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 in the South Central Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a commercial use.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Planning/Environmental Services, Legal, and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2012-2013</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
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