



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of February 9, 2016  
Second Reading for the City Council Meeting of February 16, 2016

**DATE:** January 19, 2016

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

**FROM:** Daniel McGinn, AICP CFM, Interim Director, Development Services Department  
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<p><b>Public Hearing and First Reading for Property at 437 Opportunity Drive</b></p>
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### **CAPTION:**

Case No. 0116-01 Mint Business Professionals, LLC: A change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District. The property is described as Lot 61, Block 3, 100 South Padre, located on the southwest corner of Enterprize Parkway and Opportunity Drive.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow the development of a hotel.

### **RECOMMENDATION:**

#### Planning Commission and Staff Recommendation:

Approval of the change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District.

For: 6  
Against: 0  
Absent: 3

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is proposing to develop a hotel on a 1.63-acre tract of land. The proposed hotel will consist of 70 units, totaling 45,000 square feet within four stories.

The proposed rezoning to the "CG-2" General Commercial District is consistent with the Westside ADP and the adopted Future Land Use map designation of the property as Research/Business Park. The uses permitted in the "CG-2" General Commercial District, and specifically the hotel use is a type of use that would complement and likely be found in

a “business park”. The proposed rezoning is consistent with the Comprehensive Plan and is compatible with the present zoning, nearby uses and the character of the surrounding area. The proposed zoning will not have a negative impact on the surrounding neighborhood.

**ALTERNATIVES:**

Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning is consistent with the adopted Future Land Use Map designation of the property as Research/Business Park and is consistent with other policies of the Comprehensive Plan.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2015-2016</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:**

Presentation - Aerial Map

Ordinance

Planning Commission Final Report