



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of April 19, 2016  
Second Reading for the City Council Meeting of April 26, 2016

**DATE:** March 29, 2016

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

**FROM:** Daniel McGinn, Interim Director, Development Services Department  
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| <p><b>Public Hearing and First Reading for Property at<br/>5246 Lexington Road</b></p> |
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### **CAPTION:**

Case No. 0316-01 May Dev., LP: A change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District. The property is described as Lot 6, Block 1, Bridgepoint Landing, located along the east side of Lexington Road approximately 490 feet south of South Padre Island Drive (SH 358).

### **PURPOSE:**

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

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (March 23, 2016):  
Approval of the change of zoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District.

### **Vote Results:**

For: 6  
Against: 0  
Absent: 2

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District to allow commercial uses. The applicant indicates that no specific development plans exist for the property at this time. The applicant seeks to change the zoning designation to a designation that is in accordance with the Future Land Use Map.

The requested “CG-2” General Commercial zoning designation is largely consistent with the Future Land Use Map and the Southside Area Development Plan and a change from medium density residential uses to commercial uses will not alter the overall intent of the Southside Area Development Plan and the Future Land Use Map. The amendment is compatible with present zoning of nearby property and to the character of the surrounding area. The “CG-2” District would allow uses that are suited for the property and will not have a negative impact on adjacent uses.

### **ALTERNATIVES:**

1. Approve an intermediate zoning district
2. Deny the request.

### **OTHER CONSIDERATIONS:**

The City’s adopted Urban Transportation Plan includes the alignment for Williams Drive, a “C3” Primary Collector, a portion of which is planned to be constructed along the southerly boundary of the subject property. It is anticipated that a dedication of property from this property for right-of-way will be necessary.

Staff finds that further analysis is required to determine if the existing roadway section of Lexington Road from South Padre Island Drive to the southerly boundary of the property is sufficient to support the number of vehicle trips likely to be generated by commercial development on the subject property. The number of peak hour trips could be around 500 peak hour vehicle trips, depending on the uses developed. Consequently, it is important to note that future improvements to Lexington Road may be required in conjunction with development of the subject property. The determination of required improvements will occur with the review and approval of subsequent development applications.

### **CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Southside Area Development Plan and is largely consistent with the adopted Future Land Use Plan, which slates the property for commercial uses.

### **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:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report