



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 28, 2017
Second Reading for the City Council Meeting of March 21, 2017

DATE: February 7, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, Interim Director, Development Services Department
JulioD@cctexas.com
(361) 826-3276

<p align="center">Public Hearing and First Reading for Property at 3115 South Padre Island Drive (SPID) (State Highway 358)</p>
--

CAPTION:

Case No. 0117-06 Port City Pontiac-GMC, Inc.: A change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District. The property to be rezoned is described as Boulevard Acres Lots E2, G, and F2, located on the south side of South Padre Island Drive (State Highway 358) between Larcade Drive and Kostoryz Road.

PURPOSE:

The purpose of this item is to rezone the property to allow for a vehicle sales dealership with an ancillary vehicle repair facility including a paint and body shop.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 25, 2017):

Denial of the change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District, in lieu thereof approval of the "CG-2" General Commercial District with a Special Permit (SP) with conditions.

Vote Results

For: 6

Against: 0

Absent: 3

Abstained: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "CG-2" General Commercial District to the "IL" Light Industrial District to allow a vehicle sales dealership with an ancillary vehicle repair facility including a paint and body shop.

The proposed rezoning is inconsistent with the newly adopted Plan CC Comprehensive Plan. The property is appropriately located for commercial uses near the intersection of an expressway and a secondary arterial. The rezoning is incompatible with adjacent projects and character of the surrounding area. The proposed use with stipulated conditions is not anticipated to have a negative impact upon the surrounding neighborhood. The conditions applied by the special permit will regulate the following: Hours of operation, lighting, signage, screening, street access, and the loading and unloading of vehicles.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Development Plan. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Future Land Use Map and the Southside Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2016-2017	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

Presentation - Aerial Map

Planning Commission Final Report