



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 6, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, CFM, Interim Director, Development Services Department
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<p style="text-align: center;">Rezoning for Property at 7306 and 7242 South Padre Island Drive (State Highway 358)</p>

CAPTION:

Case No. 0117-07 Oceanic Development, LTD: A change of zoning from the “RM-1” Multi-family 1 District to the “CG-2” General Commercial District. The property to be rezoned is described as a 2.98 acre tract of land out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 28, Lots 1 and 2, located on the north side of South Padre Island Drive (State Highway 358) between Rodd Field Road and Lexington Road.

PURPOSE:

The purpose of this item is to rezone the property to allow development of a Carmax Auto Superstore.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 25, 2017): Approval of the change of zoning from the “RM-1” Multi-family 1 District to the “CG-2” General Commercial District.

Vote Results

For: 6

Against: 0

Absent: 3

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “RM-1” Multi-Family 1 District to the “CG-2” General Commercial District for the development of a Carmax Auto Superstore. The property to be rezoned is consistent with the Future Land Use Plan’s designation of the property as commercial. It is Staff’s opinion, that the

requested rezoning will be consistent with the extension of zoning to the southeast. The UDC requires screening to protect the existing, abutting residential use. The requested rezoning would provide uniformity to a parcel that currently has split zoning.

ALTERNATIVES:

1. Approve with Conditions.
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map and is supported by goals in Plan CC.

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