

STAFF REPORT

Case No. 0317-01

INFOR No. 17ZN1002

Planning Commission Hearing Date: March 8, 2017

Applicant & Legal Description	<p>Owner: Estate of W.R. Durrill Applicant/Representative: Robert Anderson Legal Description/Location: Being 1.823 acres out of 100 South Padre, Block 3, Lot 62, located on the north side of South Padre Island Drive (State Highway 358) between Investment Boulevard and Old Brownsville Road</p>			
Zoning Request	<p>From: "IL" Light Industrial District To: "CG-2" General Commercial District Area: 1.823 acres Purpose of Request: To allow for the construction of a hotel.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"IL" Light Industrial	Vacant	Commercial
	North	"IL" Light Industrial	Vacant	Commercial
	South	"IL" Light Industrial	Light Industrial	Light Industrial
	East	"CG-2" General Commercial	Commercial	Commercial
	West	"IL" Light Industrial	Vacant	Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for Commercial uses. The proposed rezoning to the "CG-2" General Commercial is consistent with the adopted Future Land Use Map and the Westside Area Development Plan. Map No.: 051041 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 175 feet of street frontage along South Padre Island Drive (State Highway 358) which is designated as a "F1" Freeway/Expressway and approximately 173 feet along South Enterprize Parkway which is designated as a Local/Residential Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Padre Island Drive (SH 358)	"F1" Freeway/Expressway	400' ROW Varies paved	290' ROW 119' paved	4,290 ADT (2011)
	South Enterprize Parkway	Local/Residential	50' ROW 28' paved	70' ROW 45' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "IL" Light Industrial District to the "CG-2" General Commercial District to allow for the construction of a hotel.

Development Plan: The subject property is comprised of 1.823 acres and is proposed to be developed as a hotel.

Existing Land Uses & Zoning: The subject property is zoned "IL" Light Industrial. The subject property has been vacant land. To the north are vacant properties zoned "IL" Light Industrial and a property that was rezoned to the "CG-2" General Commercial District in January of 2016 for the development of a hotel. To the east are three properties zoned "CG-2" General Commercial. The three properties consist of two hotels (La Quinta and Comfort Suites) and a restaurant (Burger King). To the west is a property zoned "IL" Light Industrial (Harley-Davidson Dealership), across South Padre Island Drive (SH 358) to the south, are various light industrial businesses and a convenient store.

AICUZ: The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: Currently, the subject property is under a replat to be subdivided into two lots.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Westside ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage compact as opposed to linear form commercial centers to provide for a grouping of activities. Such grouping of activities generally permits more effective traffic management, i.e., left turn conflicts can be minimized, entryways/exits can be designed to serve several businesses and right turns onto

major streets can be encouraged. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

- The City should evaluate zoning districts where existing zoning should be changed to implement the Land Use Plan. (Policy Statement C.3).

Department Comments:

- The proposed rezoning is compatible with PlanCC and the Westside Area Development Plan. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. The potential rezoning would not have a negative impact upon the surrounding businesses.

Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 7 within 200-foot notification area 5 outside notification area	
	<u>As of March 3, 2017:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Public Comments Received (if any)