



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 11, 2017
Second Reading for the City Council Meeting of April 18, 2017

DATE: March 21, 2017

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, CFM, Interim Director, Development Services Department
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<p>Public Hearing and First Reading for Property at 522 South Padre Island Drive (State Highway 358)</p>

CAPTION:

Case No. 0317-01 Estate of W.R. Durrill: A change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District. The property to be rezoned is described as 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.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 8, 2017):
Approval of the change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District.

Vote Results:

For: 9
Against: 0
Absent: 0
Abstained: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "IL" Light Industrial District to the "CG-2" General Commercial District to allow the construction of a hotel.

The proposed rezoning is consistent with the newly adopted Plan CC Comprehensive

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.

ALTERNATIVES:

1. 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. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map and the Westside Area 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