

PLANNING COMMISSION FINAL REPORT

Case No.: 0317-05

Infor No. 17ZN1009

Planning Commission Hearing Date: March 22, 2017

Applicant & Legal Description	Applicant/Representative/Owner: Vishal Hotel, LP Location: 3525 South Padre Island Drive (State Highway 358) Legal Description: Byron Willis, Block 2-A, Lot I, less a portion to right-of-way, located on the south side of South Padre Island Drive (State Highway 358) between Oakhurst Drive and Flynn Parkway.			
Zoning Request	From: "IL" Light Industrial District To: "CG-2" General Commercial District Area: 1.63 acres Purpose of Request: To allow for the construction of a hotel.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"IL" Light Industrial	Commercial	Commercial
	North	Highway	Highway	Highway
	South	"CG-1" General Commercial	Commercial	Commercial
	East	"CG-2" General Commercial	Commercial	Commercial
	West	"IL" Light Industrial	Commercial	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Plan CC Future Land Use map. Map No.: 045037 Zoning Violations: None			
Transportation	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.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Padre Island Drive (Highway 358)	"F1" Freeway/Expressway	400' ROW varies paved	250' ROW 225' paved	39,350 ADT (2015)

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 1.63 acres and is proposed to be developed as a hotel.

Existing Land Uses & Zoning: The subject property is zoned "IL" Light Industrial. To the north is South Padre Island Drive (State Highway 358). The property to the west has a commercial use of a hotel and is zoned "CG-2" General Commercial District. To the east are two properties zoned "IL" Light Industrial. The two properties consist of Academy Window Coverings and Cracker Barrel Old Country Store, both commercial uses.

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

Plat Status: The subject property is platted.

Plan CC & Area Development Plan Consistency: 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 Southside 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).

Department Comments:

- The proposed rezoning is compatible with PlanCC and the Southside 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.

Planning Commission and Staff Recommendation (March 22, 2017):

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

Vote Results:

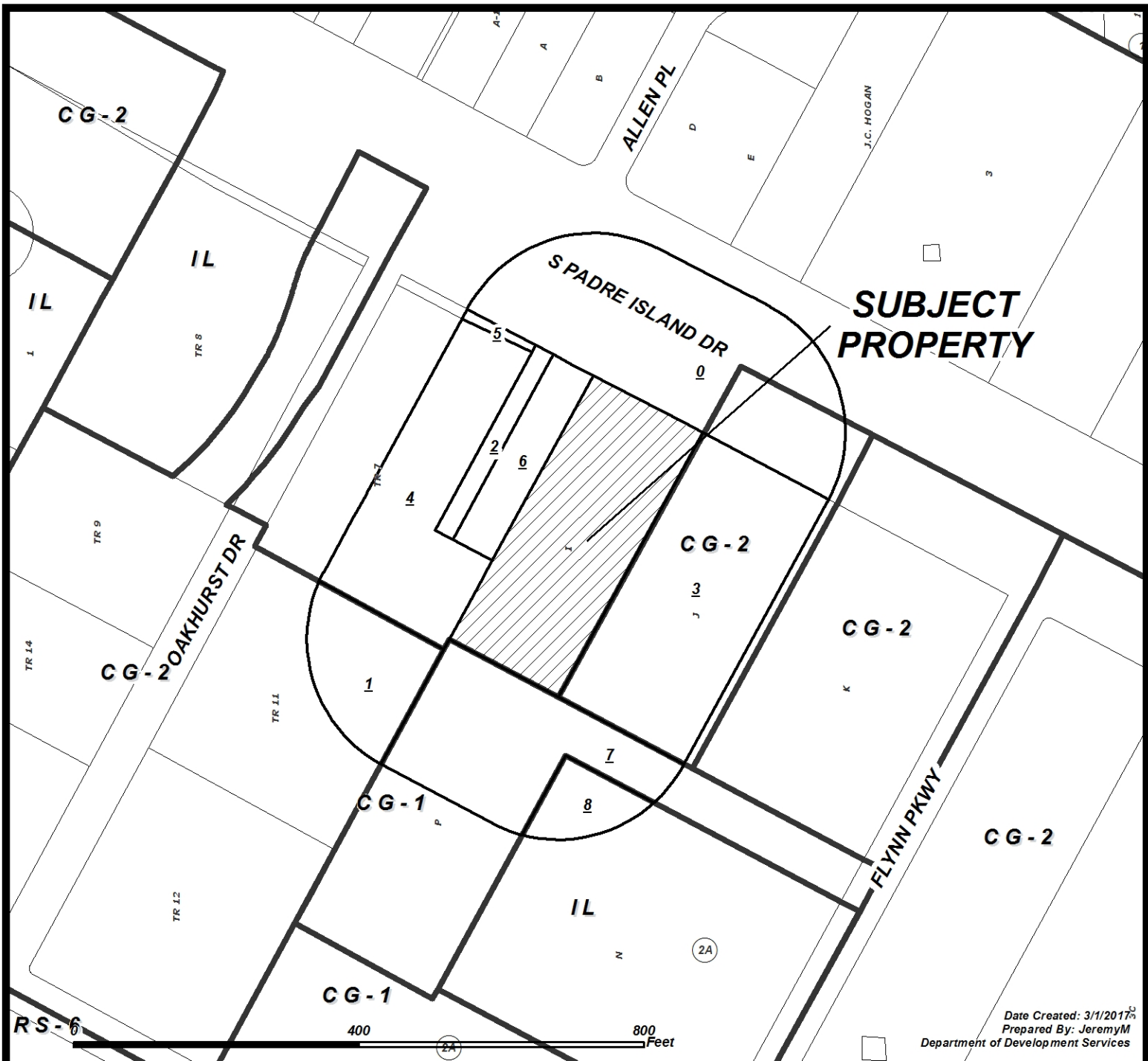
For: 5

Opposed: 0

Absent: 3

Public Notification	Number of Notices Mailed – 8 within 200’ notification area; 5 outside notification area	
	<u>As of March 21, 2017:</u>	
	In Favor	– 0 (inside notification area); 0 (outside notification area)
	In Opposition	– 0 (inside notification area); 0 (outside notification area)
	For 0.00% in opposition.	

Attachments: 1. Location Map (Existing Zoning & Notice Area)
 2. Returned Opposition/Support (if any)



Date Created: 3/1/2017
 Prepared By: JeremyM
 Department of Development Services

CASE: 0317-05 ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

Owners in favor

4 Owners within 200' listed on attached ownership table

X Owners in opposition

