



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 18, 2017
Second Reading for the City Council Meeting of April 25, 2017

DATE: March 29, 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 4325 South Padre Island Drive (State Highway 358)</p>
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CAPTION:

Case No. 0317-05 Vishal Hotel, LP: 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 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.

PURPOSE:

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

RECOMMENDATION:

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

Against: 0

Absent: 3

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 for the development of a hotel. 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 zoning along South Padre Island Drive (State Highway 358).

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