



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 7, 2017
Second Reading for the City Council Meeting of November 14, 2017

DATE: October 10, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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<p>Rezoning for a Property at 6686 South Padre Island Drive (SH 358)</p>

CAPTION:

Case No. 0917-05 AN Corpus Christi Chevrolet, LP.: A change of zoning from the "CG-1" General Commercial District to the "IL" Light Industrial District. The property is described as being 3.17 acres out of Lot 1-R, Block 2, Woodlawn Estates Unit 3, located on the north side of South Padre Island Drive (SH 358), east of Airline Road, and west of Nile Drive.

PURPOSE:

The purpose of this item is to rezone the property to allow for a vehicle repair facility including a paint and body shop accessory to a vehicle sales establishment.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 4, 2017):

Denial of the change of zoning from the "CG-1" General Commercial District to the "IL" Light Industrial District, in lieu thereof approval of the "CG-1" General Commercial District with a Special Permit (SP) with conditions.

Vote Results:

For:	5
Against:	0
Absent:	4
Abstained:	0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "CG-1" General Commercial District to the "IL" Light Industrial District to allow for a vehicle repair facility including a paint and body shop accessory to a vehicle sales establishment.

The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Future Land Use Map. However, the proposed use is consistent with the Southeast Area Development Plan (ADP) and PlanCC.

ALTERNATIVES:

1. Deny the request.
2. Approve CG-1 to IL (3/4 vote required)

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Southeast Area Development Plan and is planned for commercial uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Future Land Use Map. However, the proposed use is consistent with the Southeast Area Development Plan (ADP) and PlanCC.

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:

Ordinances

Presentation - Aerial Map

Planning Commission Final Report