



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 11, 2018  
Second Reading for the City Council Meeting of September 18, 2018

**DATE:** August 1, 2018

**TO:** Keith Selman, Interim City Manager

**FROM:** Nina Nixon-Mendez, FAICP, Director,  
Development Services Department  
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**Rezoning property at or near 7601 South Padre Island Dr. and 5246 Lexington Rd.**

### **CAPTION:**

Case No. 0718-04 May Dev, LP: Ordinance rezoning property at or near 7601 South Padre Island Drive and 5246 Lexington Road from "CG-2" General Commercial District to the "IL" Light Industrial District.(3/4 vote required)

### **PURPOSE:**

The purpose of this item is to allow for the construction of an auto sales and service and boat sales and service establishment with service areas.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (July 25, 2018):

Denial of the change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District, in lieu thereof, approval of the "CG-2/SP" General Commercial District with a Special Permit (SP) with conditions.

### **Vote Results:**

For: 6  
Opposed: 0  
Absent: 3  
Abstained: 0

### **ALTERNATIVES:**

1. Deny the request.

### **OTHER CONSIDERATIONS:**

This case is considered controversial as we have received 53.12% opposition. Approval

will require a super-majority vote.

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for mixed uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC).

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2017-2018</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
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