



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 23, 2018
Second Reading for the City Council Meeting of October 30, 2018

DATE: September 26, 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 15621 and 15625 South Padre Island Drive
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CAPTION:

Case No. 0918-02 Rakesh Patel: Request for rezoning property at or near 15621 and 15625 South Padre Island Drive from "CR-2/IO" Resort Commercial District with the Island Overlay to the "IL" Light Industrial District.

PURPOSE:

The purpose of this item is to allow for the operation of a landscaping business including outdoor storage.

RECOMMENDATION:

Planning Commission and Staff Recommendation (September 19, 2018):
Denial of the change of zoning from the "CR-2/IO" Resort Commercial District with the Island Overlay to the "IL" Light Industrial District, in lieu thereof, approval of the "CR-2/IO/SP" Resort Commercial District with the Island Overlay and with a Special Permit (SP) with conditions.

Vote Results:

For:	6
Opposed:	1
Absent:	2
Abstained:	0

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for high density residential 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

Fiscal Year: 2018-2019	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