

STAFF REPORT

Case No. 0119-01

INFOR No. 18ZN1033

Planning Commission Hearing Date: January 9, 2019

Applicant & Legal Description	Owner: Devary Durrill Foundation Applicant: Devary Durrill Foundation Location Address: 0 Enterprize Parkway Legal Description: Being 2.0683 acre tract being out of the 7.08 acres remainder of the Gugenheim & Cohn Farm Lots, Lots 1-4, 6-8, and 10, Section 5, Range VIII, located on the west side of Enterprize Parkway, south of Bear Lane, and east of North Padre Island Drive (State Highway 358)			
Zoning Request	From: "IL" Light Industrial District To: "CG-2" General Commercial District Area: 2.07 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
	<i>Site</i>	"IL" Light Industrial	Vacant	Commercial
	<i>North</i>	"IL" Light Industrial	Vacant and Light Industrial	Commercial
	<i>South</i>	"IL" Light Industrial	Commercial	Commercial
	<i>East</i>	"IL" Light Industrial	Professional Office	Commercial
	<i>West</i>	"IL" Light Industrial	Vacant	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 051041 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 336 feet of street frontage along Enterprize Parkway which is designated as a Local/Residential Street and has approximately 240 feet of street frontage along Bear Lane which is designated as an "A1" Minor Arterial Street. According to the Urban Transportation Plan, "A1" Minor Arterial Streets can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Enterprise Parkway	Local/Residential	50' ROW 28' paved	70' ROW 50' paved	N/A
	Bear Lane	"A1" Minor Arterial	95' ROW 64' paved	90' ROW 43' paved	N/A

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 2.07 acres in size. The owner is proposing the construction of a hotel.

Existing Land Uses & Zoning: The subject property is currently zoned "IL" Light Industrial District, consists of vacant land, and has remained undeveloped since annexation in 1954. To the north and across Bear Lane are vacant tracts and industrial businesses (Hertz Truck Rental) zoned "IL" Light Industrial District. To the south along Enterprise Parkway is a large office complex (U.S. Veterans' Affairs Administration) zoned "IL" Light Industrial District. To the east is a business/office park zoned "IL" Light Industrial District. To the west is a vacant property zoned "IL" Light Industrial District.

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

Plat Status: The property is not platted.

Utilities:

Water: 12-inch C900 line located along Bear Lane.

Wastewater: 18-inch VCP line located along Bear Lane.

Gas: 10-inch Service line located along Bear Lane.

Storm Water: Inlets are located along Bear Lane.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The City should evaluate zoning districts where existing zoning should be changed to implement the Land Use Plan. (Policy Statement C.3).

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- 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.
- The adjacent office buildings and business parks while allowed by-right in the “IL” Light Industrial District have served more in a commercial/office capacity. The future land use map identifies that this entire business park area should transition to a commercial zoning district. South Padre Island Drive (State Highway 358) and Bear Lane has served as the separating boundary between commercial and industrial land uses.
- Several other hotels have been constructed approximately one half mile to the south at the intersection of South Padre Island Drive (State Highway 358) and Old Brownsville Road. This commercial node has also had rezoning to the “CG-2” General Commercial District.

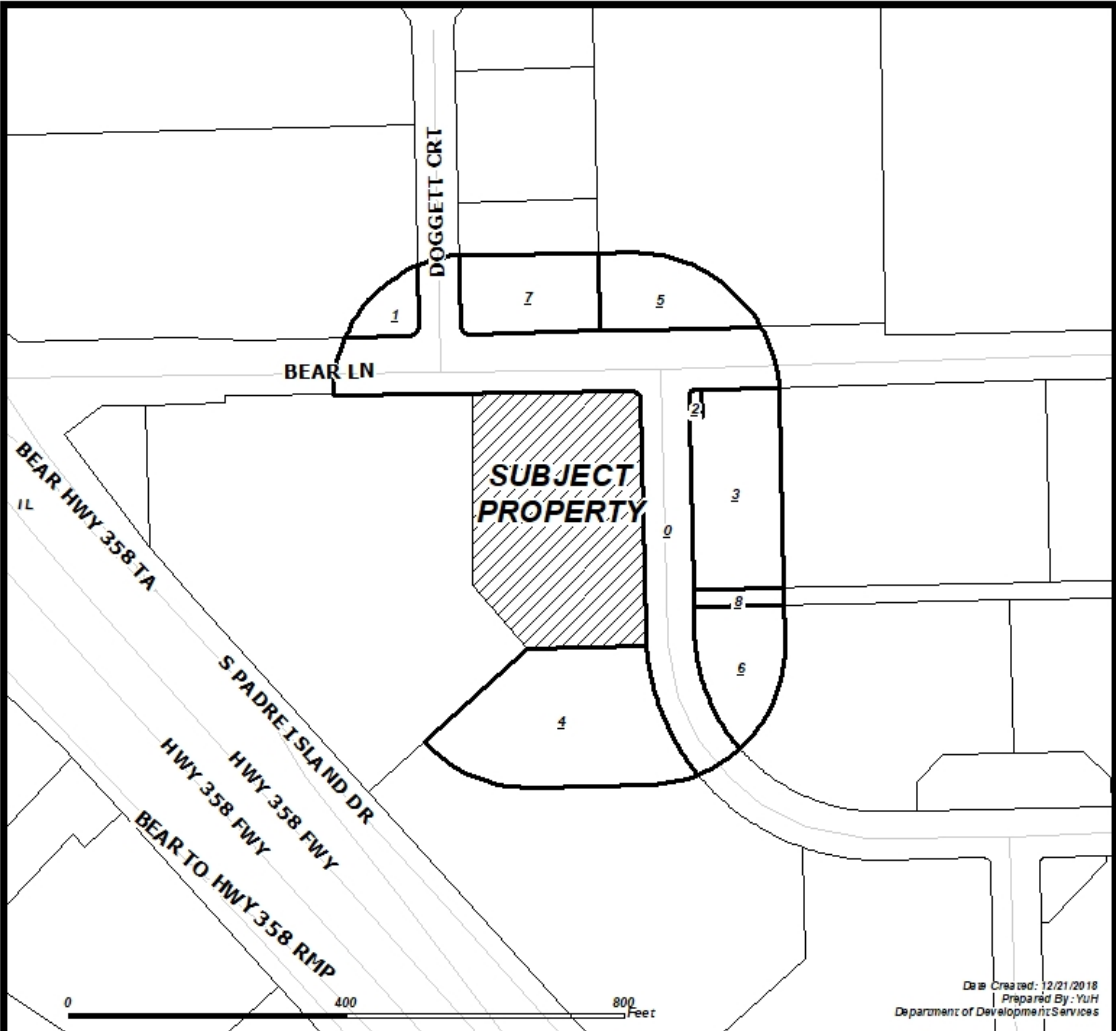
Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 8 within 200-foot notification area 6 outside notification area
	<u>As of January 4, 2019:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



Date Created: 12/21/2018
Prepared By: YUH
Department of Development Services

CASE: 1119-01
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	R3-10 Single-Family 10
RM-AT Multifamily AT	R3-4 Single-Family 4
CN-1 Neighborhood Commercial	R3-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	R3-TF Two-Family
CR-1 Resort Commercial	R3-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TH Townhouse
CO-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
 Owners in favor
 Owners in opposition
4 Owners within 200 listed on attached ownership table

