

STAFF REPORT

Case No. 0320-01

INFOR No. 20ZN1006

Planning Commission Hearing Date: March 4, 2020

Applicant & Legal Description	Owner: Margo Lyn Moore Applicant: Clower Company Location Address: 7517 South Padre Island Drive (State Highway 358) Legal Description: Being 2.07 acres out of Lot 16, Section 28 of the Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of South Padre Island Drive (State Highway 358), east of Rodd Field Road, and west of Lexington Road.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "CG-2" General Commercial District Area: 2.07 acres Purpose of Request: To allow for the construction of a bank.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Mixed Use
	<i>North</i>	"CG-2" General Commercial	Commercial and Medium Density Residential	Commercial and Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Vacant	Mixed Use
	<i>East</i>	"RS-6" Single-Family 6	Vacant	Mixed Use
	<i>West</i>	"CG-2" General Commercial	Commercial	Commercial
ADP, Map & Violations	Area Development Plan: 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 "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 040034 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 240 feet of street frontage along South Padre Island Drive (State Highway 358) which is designated as a "F1" Freeway / Expressway. According to the Urban Transportation Plan, "F1" Freeway / Expressways can convey a capacity between 60,000 to 200,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Padre Island Drive (SH 358)	"F1" Freeway / Expressway	400' ROW Varies paved	280' ROW 115' paved	8,989 ADT (2015)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District to allow for the construction of a bank.

Development Plan: The subject property is 2.07 acres in size. The applicant has not yet submitted any specific plans concerning the proposed bank.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District, consists of vacant land, and has remained undeveloped since annexation in 1954. To the north across South Padre Island Drive is an apartment complex zoned "RM-1" Multifamily District and a vacant portion of property zoned "CG-2" General Commercial District. To the south and east is a vacant unplatted tract of land zoned "RS-6" Single-Family 6 District. To the west is a restaurant (McDonalds) and a convenience store (Valero) zoned "CG-2" General Commercial 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 South Padre Island Drive (SH 358).

Wastewater: 8-inch PVC line located along Rodd Field Road.

Gas: 12-inch Service Line located along South Padre Island Drive (SH 358).

Storm Water: 24-inch located along South Padre Island Drive (SH 358).

Plan CC & Area Development Plan Consistency: 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 "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).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties.
- The property is currently vacant and is a portion of a larger remaining “RS-6” Single-Family 6 District tract. The subject property and surrounding tracts are identified on the Future Land Use Map for Mixed Uses. This rezoning indicates infill development on a historically vacant property and the potential for future rezonings on the remaining portion of the larger tract.
- If the “CG-2” General Commercial District is approved, the proposed bank will need to abide all requirements of the Unified Development Code (UDC).
- Specifically, a Type C buffer yard will be required for the northern property line. Type C buffer yards consist of a 15-foot wide buffer and at least 15 points.

Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 3 within 200-foot notification area 5 outside notification area
	<u>As of February 28, 2020:</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:

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

