



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 03/24/20
Second Reading Ordinance for the City Council Meeting 03/31/20

DATE: February 11, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 430 North Padre Island Drive (State Highway 358)

CAPTION:

Zoning Case No. 0220-01, Cliff Investments, Inc. (District 3).
Ordinance rezoning property at or near 430 North Padre Island Drive (State Highway 358) from the "RM-3" Multifamily 3 District and "CG-2" General Commercial District to the "IL" Light Industrial District.

SUMMARY:

The purpose of the zoning request is to allow for an industrial use.

BACKGROUND AND FINDINGS:

The subject property is 21.44 acres in size. According to the applicant the purpose of the request is to construct an industrial use.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a commercial use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. It is compatible with the adjoining properties and does not have a negative impact upon adjacent properties. The general character of the area is industrial. The properties located to the south of the subject property were recently rezoned to the "IL" Light Industrial District and "CG-2" General Commercial District in 2017 for an industrial park.

Public Input Process

Number of Notices Mailed
5 within 200-foot notification area
5 outside notification area

As of January 31, 2020:

In Favor
0 inside notification area

In Opposition
1 inside notification area

0 outside notification area

0 outside notification area

Totaling 36.12% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission approval of the change of zoning from the “RM-3” Multifamily 3 District and “CG-2” General Commercial District to the “IL” Light Industrial District on February 5, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “RM-3” Multifamily 3 District “CG-2” General Commercial District to the “IL” Light Industrial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “RM-3” Multifamily 3 District “CG-2” General Commercial District to the “IL” Light Industrial District with following vote count.

Vote Count:

For:	8
Opposed:	0
Absent:	0
Abstained:	1

A $\frac{3}{4}$ favorable vote of City Council is required due to opposition by an adjacent property owner.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report