



ACTION ITEM REPORT

Item Title:

Consideration and ACTION to approve a proposed zoning change for certain properties located on the north side of West Ocean Boulevard/Highway 100, from R-1 Single-Family Residential District to C-2 General Commercial District, generally described as portions of Block 164 and Block 165 of the Fresnos Land & Irrigation Company Subdivision and adjacent unsubdivided tracts identified by Cameron County Property IDs 138155, 138156, 138159, 138164, 138165, 161933, 161936, 161937, 161941, 161943, and 241923

Recommendation:

When this area was annexed into the city a few years ago, the first portion along Highway 100 was zoned commercial. The back part was zoned residential. There has been a request for a business to locate farther back on the property in order to properly operate the business. This gets into the residential portion. Looking from a large view, the entire property to the drainage ditch should have been zoned commercial just like it is along the O'Reilly's Automotive area, past Walmart to the school property. That entire area is zoned commercial and then on the north side of the drainage ditch changes to residential. This area should have been done the same way. Changing the zoning will accomplish that adding more commercial area that is in short supply. The existing residential homes are grandfathered and can remain as is.

I recommend approval.