



ACTION ITEM REPORT

Item Title:

Public hearing to receive comments from the public regarding 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:

Years ago when the city annexed the area to the west on Highway 100, the property closest to the highway was zoned commercial. Further away was zoned residential. A property owner wants to utilize more of his land to build a business but it turns into residential. It can't be spot zoned where we just do a limited area. Staff has analyzed this area and believes the correct thing to do is convert the residential area all the way to the drainage ditch (which is half way to Whipple Road). This would mirror exactly what the city did from Zarsky Lumber to close to FM 1575 on the north side. From Highway 100 to the drainage ditch it is all commercial. Then it turns into residential on the north side of the drainage ditch. We believe this would be the best solution for this area.

I recommend approval.