



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 06/29/21  
Second Reading Ordinance for the City Council Meeting 07/20/21

**DATE:** May 28, 2021  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 15022 Leeward Drive

### **CAPTION:**

Zoning Case No. 0521-02, Terry J. Cox (District 4). Ordinance zoning a property located at or near 15022 Leeward Drive from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development

### **SUMMARY:**

The purpose of the rezoning request is to allow for the construction of a 6-unit townhome development.

### **BACKGROUND AND FINDINGS:**

The subject property totals "RM-AT/IO" Multifamily AT District with the Island Overlay and has remained undeveloped since annexation in 1981. To the north, south, and east are townhouse and multifamily developments zoned "RM-AT/IO" Multifamily AT District with the Island Overlay. To the west is vacant a property zoned "CR-2/IO" Resort Commercial District with the Island Overlay and several townhome style developments zoned "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

### **Conformity to City Policy**

The subject property is located within the boundaries of Padre/Mustang Island Area Development Plan and is planned for a mixed use. 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 adjacent properties. Surrounding properties have been rezoned over the past decades indicating a pattern towards high density residential townhouse and condominium development. The zoning pattern is in line with a Plan CC policy statement of creating urban villages and accommodating continuous growth. The proposed PUD will allow Daily Weekly, and Monthly rentals. The current "RM-AT/IO" Multifamily AT District with the Island Overlay allows this use today. Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can encourage development on difficult sites. Additionally, PUDs are encouraged in the

Mustang/Padre Island ADP.

**Public Input Process**

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

As of May 28, 2021:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

**ALTERNATIVES:**

1. Denial of the zoning to the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

The Planning Commission recommended approval of the zoning to the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development on May 26, 2021.

*Vote Count:*

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

Staff recommends approval of the zoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report