

PLANNING COMMISSION FINAL REPORT

Case No.: 0714-07
 HTE No. 14-10000031

Planning Commission Hearing Date: July 30, 2014

Applicant & Legal Description	<p>Applicant/Owner: Masterpiece Holdings, Inc. Legal Description/Location: Lot 1C, Block 2, Padre Island No. 1, located on the north side of Ambrosia Street, southeast of South Padre Island Drive (PR 22) and east of Marina Drive.</p>			
Zoning Request	<p>From: "RM-3" Multifamily 3 District To: "RM-AT" Multifamily AT District Area: 0.50 acre Purpose of Request: To allow construction of a 7-unit 1 story condominium development.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RM-3" Multifamily 3 District	Vacant	Low Density Residential
<i>North</i>		"CR-2/IO Resort Commercial District 2 with Island Overlay	Commercial	Tourist
<i>South</i>		"RS-6" Single Family 6 District	Vacant	Low Density Residential
<i>East</i>		"RM-3" Multifamily 3 District	Townhomes	Low Density Residential
<i>West</i>		"RM-3" Multifamily 3 District	Vacant	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RM-AT" Multifamily AT District is consistent with the adopted Future Land Use Plan. Map No.: 029027 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 153 feet of frontage along Ambrosia Street, which is a local residential street, and approximately 153 feet of frontage along Marina Drive, which is a local residential street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Ambrosia Street	Minor Residential Collector	50' ROW 24' paved	50' ROW 24' paved	Not Available
	Marina Drive	Minor Residential Collector	50' ROW 24' paved	50' ROW 24' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “RM-3” Multifamily 3 District to “RM-AT” Multifamily AT District to allow construction of a 7-unit 1 story condominium development.

Development Plan: The proposed project will consist of a 7-unit 1 story condominium on a 0.50- acre lot resulting in a density of 14 dwelling units per acre. Each unit will be one-story with a height of 18 feet and the development will have onsite parking. The development will contain 17 parking spaces for residents and guests. Each unit will be provided two parking spaces and 3 parking spaces will be provided for guests. From the parking lot, the development will have access to Marina Drive and Ambrosia Street with a minimum width of 24 feet drives. The development will maintain 25% open space. The development will provide for common open space with amenities such as a swimming pool. The condominium units on this property would allow for individually owned, daily rentals. The property is not located within the “Vinyl not allowed” area.

Existing Land Uses & Zoning: North of the subject property is commercial and zoned “CR-2/IO” Resort Commercial District with Island Overlay. South of the subject property across Ambrosia Street is vacant and zoned “RS-6” Single Family 6 District. West of the subject property is vacant and zoned “RM-3” Multifamily 3 District. East of the subject property is low density residential and zoned “RM-3” Multifamily 3 District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning is in the Mustang-Padre Island Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for low density residential.

Department Comments:

- This rezoning is consistent with the Comprehensive Plan and the Mustang-Padre Island Area Development Plan.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. Buffer requirements and screening would be needed on the north portion of the subject property between

the “CR-2/IO” Resort Commercial District 2 with Island Overlay and “RM-AT” Multifamily AT District.

- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The proposed rezoning would not have a negative impact on the surrounding neighborhood.

Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “RM-3” Multifamily 3 District to “RM-AT” Multifamily AT District.

Public Notification	Number of Notices Mailed – 19 within 200’ notification area; 6 outside notification area
	<u>As of July 29, 2014:</u>
	In Favor – 1 (inside notification area); 0 (outside notification area)
	In Opposition – 2 (inside notification area); 0 (outside notification area)
For 12.00% in opposition.	

Attachments: 1. Location Map (Existing Zoning & Notice Area)

