



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 26, 2014
Second Reading for the City Council Meeting of September 9, 2014

DATE: July 31, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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**Rezoning from the Multifamily 3 District to the Multifamily AT
For Masterpiece Holdings, Inc.
Property Address: 14202 Ambrosia Street.**

CAPTION:

Case No. 0714-07 Masterpiece Holdings, Inc.: A change of zoning from the "RM-3" Multifamily 3 District to the "RM-AT" Multifamily AT. The property is described as 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.

PURPOSE:

To allow construction of a 7-unit 1 story condominium development.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 30, 2014):

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

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a change of zoning from the "RM-3" Multifamily 3 District to the "RM-AT" Multifamily AT to allow construction of a 7-unit 1 story condominium development.

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 2 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.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Aerial Overview Map
 Zoning Report with Attachments
 Ordinance with attachments