



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 07/19/22
Second Reading Ordinance for the City Council Meeting 07/26/22

DATE: July 19, 2022
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 14825 Granada Drive

CAPTION:

Case No. 0422-04, Danial Homes LLC (District 1): Ordinance rezoning property at or near 14825 Granada Drive from the "RM-AT/IO" Multifamily Apartment Tourist District with an Island Overlay to the "RM-AT/IO/PUD" Multifamily Apartment Tourist District with an Island Overlay and Planned Unit Development Overlay.

SUMMARY:

The purpose of this rezoning is to allow for a planned multifamily development consisting of a five-unit multifamily structure.

BACKGROUND AND FINDINGS:

The subject property is 0.3673 acre. To the north, property is zoned "RM-AT/IO" Multifamily Apartment Tourist District with an Island Overlay, and vacant. To the south, "RM-AT/IO" Multifamily Apartment Tourist District with an Island Overlay with Medium Density Residential uses. To the east, "RM-AT/IO/PUD" Multifamily Apartment Tourist District with an Island Overlay and a PUD Overlay, with Medium Density Residential uses. To the west, "RM-AT/IO" Multifamily Apartment Tourist District with an Island Overlay with Medium Density Residential uses.

Staff presented that the proposed PUD does not meet the review criteria of UDC Section 3.5.4 and the proposed master site plan cannot accommodate the required landscaping, solid waste service, island overlay standards, nor meet the review criteria of the UDC. Staff recommended Denial of the change of zoning from the "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay to "RM-AT/IO/PUD" Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay on June 1, 2022.

After evaluation of the case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes denial of the change of zoning.

Conformity to City Policy

The proposed zoning is consistent with the Future Land Use Map, and with many broader elements of the Comprehensive Plan. Although the Future Land Use Map proposes High Density Residential uses, the Unified Development Code states that multifamily zoning districts “are used in areas having convenient access to Collector and Arterial streets, and nearby Civic and Commercial uses, as well as employment opportunities.”

Public Input Process

Number of Notices Mailed
22 within 200-foot notification area
2 outside notification area

As of July 15, 2022:

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

Totaling 0 % 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. A development that meets the standards of the Unified Development Code.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended denial of the change of zoning from the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay to “RM-AT/IO/PUD” Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay on June 1, 2022.

Vote Count:

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

Due to Planning Commission’s recommendation of denial, a 3/4 vote to approve will be required.

LIST OF SUPPORTING DOCUMENTS:

Presentation - Aerial Map
Planning Commission Final Report