



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 08/17/21
Second Reading Ordinance for the City Council Meeting 08/24/21

DATE: June 30, 2021
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 4606 Gulfbreeze Boulevard

CAPTION:

Zoning Case No. 0621-04, Date Tree Holdings, LLC. (District 1). Ordinance zoning a property located at or near 4606 Gulfbreeze Boulevard from the "RM-AT" Multifamily AT District to the "RM-AT/PUD" Multifamily AT District with a Planned Unit Development.

SUMMARY:

The purpose of the rezoning request is to construct a 14-unit single-family townhouse development.

BACKGROUND AND FINDINGS:

The subject property is 0.45 acres in size. The applicant is proposing Las Casitas del Mar Planned Unit Development (PUD) is a planned community that will consist of 14 single-family townhouse lots and one common area. The development will be residential lots fronting a common area and all units sharing a common parking lot. The subject property is currently zoned "RM-AT" Multifamily AT District, consists of vacant land, and has remained since annexation in 1935. To the north and south are single-family homes zoned "RM-AT" Multifamily AT District. To the east is a condominium development (Beach Place Condominiums) zoned "RM-AT/SP" Multifamily AT District with a Special Permit. To the west are single-family homes and a cottage development zoned "RM-AT" Multifamily AT District. The subject property was recently heard and approved for a contract involving the North Beach Tax Increment Reinvestment Zone (TIRZ) #4.

Conformity to City Policy

The subject property is located within the boundaries of the Downtown Area Development Plan (ADP) and is planned for a high-density residential 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 the adjacent properties. Properties in proximity have been similarly developed within the last decade as 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. 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. The subject property is located within a velocity zone according to the adopted Federal Emergency Management Agency (FEMA) Floodplain Map. The static base flood elevation of the subject property is 11-feet.

Public Input Process

Number of Notices Mailed
57 within 200-foot notification area
4 outside notification area

As of August 13, 2021:

In Favor	In Opposition
0 inside notification area	24 inside notification area
0 outside notification area	1 outside notification area

Totaling 18.30% 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" Multifamily AT District to the "RM-AT/PUD" Multifamily AT District with a Planned Unit Development.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the zoning to the "RM-AT" Multifamily AT District to the "RM-AT/PUD" Multifamily AT District with a Planned Unit Development on June 23, 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