



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of August 19, 2014  
Second Reading for the City Council Meeting of August 26, 2014

**DATE:** July 16, 2014

**TO:** Ronald L. Olson, City Manager

**FROM:** Barney Williams, P.E., Interim Director, Development Services  
Department  
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**Rezoning from Resort Commercial District (Barrier Island Business) with an Island  
Overlay to Townhouse District with an Island Overlay and Planned Unit  
Development Overlay for Townhouses  
For Compass Revenge, Inc.  
Property Addresses: 14702, 14714, 14726, 14734 Compass Street**

### **CAPTION:**

Case No. 0714-02 Compass Revenge, Inc.: A change of zoning from the "CR-2/IO" Resort Commercial District (Barrier Island Business) with an Island Overlay to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay, not resulting in a change to the Future Land Use Plan. The property is described as Lots 23, 24, 25 and 26, Block 42, Padre Island – Corpus Christi Island Fairway Estates, located along the east side of Compass Street, approximately 520 feet south of Commodores Drive.

### **PURPOSE:**

The purpose of this item is to allow the construction of an 18-unit townhouse development that deviates from the typical townhouse development standards.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (July 16, 2014):  
Approval of the change of zoning from "CR-2/IO" Resort Commercial District (Barrier Island Business) with an Island Overlay to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay, subject to the following 10 conditions:

1. **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B and the Plat as shown in Exhibit C. The development of the Property is to consist of 18 townhouse units and common area amenities and shall be constructed in one phase and shall be allowed daily and weekly rentals of said units.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 19.78 dwelling units per acre.
3. **Building Height:** The maximum height of structures within the Property is 30 feet.
4. **Parking:** The property must have a minimum of 39 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setback shall be 10 feet along Compass Street. Minimum 10-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum rear yard setbacks for all lots shall be five feet. Minimum building separation between unattached townhouse units shall be 10 feet. Minimum width for townhouse lots shall be 21.90 feet.
6. **Open Space:** The Property must maintain 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The Property shall provide a private street with a width of not less than 24 feet as measured from back-of-curb to back-of curb. The private street shall be striped to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** A minimum five-foot wide sidewalk is required to be constructed along one side of the private street and as shown on the Master Site Plan.
9. **Dumpster Screening:** A seven-foot tall masonry screening wall shall be constructed, maintained, and remain in place around a dumpster located adjacent to a single-family zoned property.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date the Planned Unit Development ordinance is approved by the City Council.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached Zoning Report, the applicant is requesting a rezoning from the "CR-2/IO" Resort Commercial (Barrier Island) District with an Island Overlay to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and a Planned Unit Development Overlay for an 18-unit townhouse development.

Planned Unit Developments (PUDs) allow for reasonable deviations from required development standards and allow increased flexibility in project design. The proposed PUD for a townhouse development will deviate from development standards with regards to lot size, lot width, open space, street width, curb type and sidewalk design. The proposed PUD is consistent with the Comprehensive Plan, is compatible with the surrounding developments, and would not have a negative impact on surrounding properties. The subject property is also suited for the proposed project. The PUD on this property would allow for individually owned, daily rental townhomes and resides within an area that allows for vinyl siding. Staff finds that these departures from the code requirements are reasonable.

A PUD commits the developer to a site plan that cannot be changed significantly without a public hearing. A PUD allows for reasonable variations of the standard zoning requirements. The proposed PUD utilizes decreased lot sizes, lot widths, and open space requirements.

**ALTERNATIVES:**

1. Modify the conditions of the Planned Unit Development;
2. Approve an intermediate zoning district; or
3. 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 medium density residential use.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2013-2014</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
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 Exhibits