



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of May 27, 2014
Second Reading Ordinance for the City Council Meeting of June 10, 2014

DATE: April 30, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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**Rezoning from Commercial to Residential
By Upper Padre Partners, LP
Property Location: 14313 – 14361 Nemo Court**

CAPTION:

Case No. 0414-05 Upper Padre Partners, LP: A change of zoning from the “CR-2” Resort Commercial District and “CR-2/IO” Resort Commercial District with an Island Overlay to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay. The property is described as being a 7.24-acre tract of land out of all of Lots 11 through 23, Block 46, Padre Island – Corpus Christi, Island Fairway Estates, and a portion of Lot 27D, Padre Island – Corpus Christi, Island Fairway Estates, located along the west side of Nemo Court, approximately 250 feet west of South Padre Island Drive (PR 22) and north of Whitecap Boulevard.

PURPOSE:

The purpose of this item is to rezone the property to allow a Planned Unit Development consisting of 50 single-family lots.

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 23, 2014):

Approval of the change of zoning from the “CR-2” Resort Commercial District and “CR-2/IO” Resort Commercial District with an Island Overlay to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the “CR-2” Resort Commercial District and “CR-2/IO” Resort Commercial District with an Island Overlay to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay to allow a 50-unit single-family development on the property.

Planned Unit Developments (PUDs) allow for reasonable deviations from required development standards and allow increased flexibility in project design. The proposed PUD for a 50-unit single-family development will deviate from the traditional development standards of a single-family subdivision with regard to lot size, lot width, right-of-way and pavement width, sidewalk design, street yard setback, and height. This rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. Staff believes this rezoning does not have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request; or
2. Modify the conditions of the Planned Unit Development

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is inconsistent with the Future Land Use Plan, but is consistent with the Comprehensive Plan.

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:

- Ordinance with Exhibits
- Report with Attachments
- Aerial Maps and Site Plan