



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/25/21  
Second Reading Ordinance for the City Council Meeting 06/08/21

**DATE:** April 27, 2021  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
AlRaymond@cctexas.com  
(361) 826-3575

Rezoning a property at or near 14493 Running Light Drive

### **CAPTION:**

Zoning Case No. 0321-01, Mc J's and Associates, LLC. (District 4). Ordinance zoning a property located at or near 14493 Running Light Drive from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

### **SUMMARY:**

The purpose of the rezoning request is for a 13-unit townhome planned unit development.

### **BACKGROUND AND FINDINGS:**

The subject property is 0.66 acres in size and is currently zoned "RS-6/IO" Single-Family 6 District with the Island Overlay and consists of vacant property. To the north are vacant properties zoned "RM-AT/IO" Multifamily AT District with the Island Overlay. To the south and east are townhome developments zoned "RM-AT/IO" Multifamily AT District with the Island Overlay. To the west is are vacant properties zoned "RS-6/IO" Single-Family 6 District with the Island Overlay and "RM-AT/IO" Multifamily AT District with the Island Overlay.

### **Conformity to City Policy**

The subject property is located within the boundaries of the Padre/Mustang Island Area Development Plan and is planned for a mixed use. The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood. Surrounding properties have been rezoned over the past decades indicating a pattern towards 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. The proposed PUD will allow Daily, Weekly, and Monthly rentals. 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. Additionally, PUDs are encouraged in the Mustang/Padre Island ADP.

**Public Input Process**

Number of Notices Mailed  
33 within 200-foot notification area  
1 outside notification area

*As of April 27, 2021:*

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

Totaling 0.00% 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

**Commission Recommendation**

Planning Commission recommended approval of the zoning to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development on March 17, 2021.

**ALTERNATIVES:**

1. Denial of the zoning to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the zoning request.

*Vote Count:*

For:	7
Opposed:	0
Absent:	1
Abstained:	1

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report