



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 Multifamily 3 District to Townhouse District with a
Planned Unit Development for Townhouses
For Brite Star Remodeling, LLC.
Property Addresses: 14106 and 14118 Ambrosia Street**

CAPTION:

Case No. 0714-03 Brite Star Remodeling, LLC: A change of zoning from the "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Plan. The property is described as Lots 2B, 3B, 4B and 5B, Block 1, Padre Island-Corpus Christi No. 1, located along the west side of Ambrosia Street, southwest of South Padre Island Drive (PR 22) and north of Marina Drive.

PURPOSE:

To allow the construction of a 10-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 the "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay, subject to the following 9 conditions:

- 1.) **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B. The development of the Property is to consist of 10 townhouse units and shall be constructed in one phase. The PUD on this property would allow for individually owned, daily rental townhomes.
- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 13.88 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 24 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 Ambrosia 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 26.04 feet.
- 6.) **Open Space:** The Property must maintain 36% 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. 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 as shown on the Master Site Plan.
- 9.) **Time Limit:** Construction of the development shall commence within 24 months from the date this modified 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 change of zoning from the "RM-3" Multifamily 3 District to the "RS-TH" Townhouse District with a Planned Unit Development Overlay for a 10-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. The property is not within the "No Vinyl" area. 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

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:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibits