



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 24, 2015
Second Reading for the City Council Meeting of March 31, 2015

DATE: March 3, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
DanG@cctexas.com
(361) 826-3595

**Rezoning from Multifamily to Townhouse
For Oceanic B.C., LLC
Property Address: 14101 Commodores Drive**

CAPTION:

Case No. 0115-09 Oceanic B.C., LLC: A change of zoning from the "RM-AT" Multifamily AT District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay. The property to be rezoned is described as Lot 21, Block 34, Island Fairway Estates, located south of the intersection of Commodores Drive and Aquarius Street (formerly Estrada Drive).

PURPOSE:

To allow the construction of a 20-unit townhouse development that deviates from the typical townhouse development standards.

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 25, 2015): Approval of the change of zoning from the "RM-AT" Multifamily AT District to the "RS-TH/PUD" Townhouse with a Planned Unit Development Overlay, subject to ten conditions.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RM-AT" Multifamily AT District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay. The subject property is located within the boundaries of the Mustang-Padre Island ADP and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for a medium density residential use. The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood and the property is suitable

for uses permitted by the zoning district.

ALTERNATIVES:

1. Deny the request.
2. Modify the PUD conditions

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Mustang-Padre Island ADP and the proposed rezoning 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: 2014-2015	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:

- Presentation - Aerial Map
- Ordinance
- Planning Commission Final Report