



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/19/19
Second Reading Ordinance for the City Council Meeting 12/10/19

DATE: October 5, 2019
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 14836 Granada Drive

CAPTION:

Zoning Case No. 0819-03, SuperElite, LLC. (District 4). Ordinance amending the development guidelines of a Planned Unit Development (PUD) at or near 14836 Granada Drive currently zoned "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

SUMMARY:

The purpose of the zoning request is to amend the development guidelines of a Planned Unit Development (PUD) to allow for short-term rentals and taller structures.

BACKGROUND AND FINDINGS:

The subject property is 2.35 acres in size. The applicant is proposing a gated community that will consist of twenty-seven (27) attached single-family units or townhouses with one common area (Lot 28). The density proposed is approximately 11.49 units per acre. The twenty-seven lots will have a minimum area of 1,400 square feet and the minimum width indicated is 16 feet. Vehicular access will be provided by a single 24-foot wide two-way private access drive. Pedestrian access will be provided by a combination of an existing 4-5 foot sidewalk and proposed 3, 4, and 6 foot sidewalks. The common area amenities include a pool and related structures. A total of 73 parking spaces are to be provided compared to 60 required parking spaces. The development proposes to maintain the 30% open space requirement.

Conformity to City Policy

The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for Medium Density Residential uses. The proposed amendment to the development guidelines of the Planned Unit Development (PUD) is consistent with the adopted Comprehensive Plan (Plan CC). 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. The two amendments requested by the applicant are in regards to allowing for short term rentals and the removal of the building height limitation. Short term rentals are a common feature among planned unit developments on Padre Island. Short term rentals are similar to overnight accommodation uses which are also allowed in the "RM-AT" District by-right. The applicant is also requesting the removal of the height limitation to give design flexibility. The development will remain single-family townhouse

development. If the applicant chooses to deviate from the townhome style of development the variance from the maximum height requirements will be voided.

Public Input Process

Number of Notices Mailed
55 within 200-foot notification area
5 outside notification area

As of October 1, 2019:

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 land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the amendments to the development guidelines of the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay with the following conditions on September 18, 2019

1. Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities.
2. Building Height: The maximum height of any structure on the Property is 60 feet.
3. Rental Period: Units may be rented for daily, weekly, and monthly time periods.

ALTERNATIVES:

1. Denial of the change of the amendments to the development guidelines of the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the amendments to the development of the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay.

Planning Commission recommended approval of the amendments to the development of the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay with conditions with following vote count.

Vote Count:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report