



## 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 Zaroni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
[AlRaymond@cctexas.com](mailto:AlRaymond@cctexas.com)  
(361) 826-3575

Rezoning a property at or near 14901 Granada Drive

### **CAPTION:**

Zoning Case No. 1019-02, DMPI Beach Investments (District 4). Ordinance rezoning property at or near 14901 Granada Drive from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development.

### **SUMMARY:**

The purpose of the zoning request is to allow for the construction of nine single-family townhomes.

### **BACKGROUND AND FINDINGS:**

The subject property is 0.861 acres in size and is currently zoned "RM-AT/IO" Multifamily AT District with an Island Overlay. The applicant is proposing a Planned Unit Development (PUD) which will allow a small high-density single-family housing group in the coastal style architecture. All units will be single-family residences, have an allowed square footage range of between 1,200 and 2,700 square feet, and will be situated on residential lots ranging in area between 2,060 to 2,650 square feet. The larger 3-story units will be built on the canal side lots and have a range of between 2,200 to 2,700+ square feet in area. The middle size 2 or 3-story units will be built in the central portion of the development and have a range of between 1,600 to 2,200 square feet in area. The smaller size 2-story units will be built on the lots adjacent to Granada Drive and have a range of between 1,100 to 1,600 square feet of space. The maximum density of this development will not exceed 10 units per acre.

### **Conformity to City Policy**

The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for High Density Residential and Mixed Uses. The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and with a Planned Unit Development is consistent with the adopted Future Land Use Map and the Mustang/Padre Island Area Development Plan. The proposed rezoning is also 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 subject property is suitable for the uses

proposed by this Planned Unit Development (PUD). The proposed PUD utilizes vacant lots to create a 9-unit townhome development. 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 also encourage development on difficult sites.

**Public Input Process**

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

*As of October 2, 2019:*

In Favor	In Opposition
0 inside notification area	2 inside notification area
0 outside notification area	0 outside notification area

Totaling 6.86% of the land within the 200-foot notification area in opposition.

**Commission Recommendation**

Planning Commission recommended approval of the change of zoning from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development with conditions on October 2, 2019.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the zoning request.

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

*Vote Count:*

For:	9
Opposed:	0
Absent:	0
Abstained:	0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report