



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of June 24, 2014
Second Reading Ordinance for the City Council Meeting of July 8, 2014

DATE: June 6, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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Rezoning from: "CG-2" General Commercial District to "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay on Tract 1 and from "CG-2/PUD" General Commercial District with a Planned Unit Development Overlay to "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay on Tract 2, on property located at the northeast corner of Laguna Shores Road and Caribbean Drive.

CAPTION:

Case No. 01213-01 Laguna Village, Inc.: A change of zoning from the "CG-2" General Commercial District to the "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay on Tract 1 and from the "CG-2/PUD" General Commercial District with a Planned Unit Development Overlay to the "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay on Tract 2. The property to be rezoned is described as being a 3.0-acre tract of land out of all of Lot 1-A, the remaining portions of Lots 1, 2 and 3, and all of Lots 15, 16, 17, 18 and 19, Surfside Addition located on the northeast corner of Laguna Shores Road and Caribbean Drive.

PURPOSE:

The purpose of this item is to allow a 40-unit single-family Planned Unit Development.

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 21, 2014):

Approval of the change of zoning from the "CG-2" General Commercial District to the "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay on Tract 1 and from the "CG-2/PUD" General Commercial District with a Planned Unit Development Overlay to the "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay on Tract 2.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning to allow for development of a Planned Unit Development with 40 single-family residential units. The property is located at the corner of Laguna Shores Road and Caribbean Drive. The gated community will have access to a private street from Caribbean Drive and exit out to Laguna Shores Road. The residential use would be an acceptable use as an expansion of single-family uses located south of the property. This PUD utilizes decreased lot sizes, lot widths, front yard setback, sidewalk width, and street width, while maintaining the required building height and building separation. 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.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Flour Bluff Area Development Plan. The proposed rezoning is consistent with the Future Land Use Plan and the Comprehensive Plan and the Flour Bluff ADP encourages residential development. The platting requirements will involve improvements to storm water systems and street dedications. 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.

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:

Ordinance with Exhibits
Report with Attachments
Aerial Overview Map