



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of August 19, 2014
Second Reading Ordinance for the City Council Meeting of August 26, 2014

DATE: July 31, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services
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**Rezoning from High Density Residential to Tourist by Gabriele Stauder-Hilpold
Property Address: 14845 South Padre Island Drive**

CAPTION:

Case No. 0714-05 Gabriele Stauder-Hilpold: A change of zoning from the "RM-AT" Multifamily AT District to the "CR-2/IO" Resort Commercial District with Island Overlay. The property to be rezoned is described as a 6.28 acre tract of land out of a portion of Lot 1, Block 27B and all of Lots 3, 4 and 5, Block 41, Padre Island – Corpus Christi, Island Fairway Estates, located at the southwest corner of South Padre Island Drive (PR 22) and Compass Street.

PURPOSE:

The purpose of this rezoning is to allow for the development of a mixed commercial use.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 16, 2014):
Approval of the change of zoning from the "RM-AT" Multifamily AT District to the "CR-2/IO" Resort Commercial District with Island Overlay.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning to develop a 6.28-acre tract to allow construction of a mixed commercial venture. The owner has strong interest in developing the property with a hotel and mixed development containing commercial and residential uses. The Property will ultimately have three frontages, Compass Street, South Padre Island Drive (PR 22) and a new public local street, Azores Drift Drive, which is being dedicated by separate plat. The majority of the subject property is vacant with one lot having a three-story apartment building. The building is currently used to house workers that are constructing the Schlitterbahn Water Park on the adjacent west property. This building and an office building on the southern portion of the property

will be demolished prior to constructing the new mixed-use development.

ALTERNATIVES:

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 (ADP). The proposed rezoning is not consistent with the adopted Future Land Use Plan, which slates the property for high-density residential uses.

The ADP does encourage commercial ventures that support tourist oriented business and development. A policy statement of the ADP expresses the City’s desire to mix residential and non-residential uses. Although the hotel does not meet the future plan of high density residential uses, the hotel will support and sustain the need of the nearby Schlitterbahn Water Park. There proposed rezoning is compatible to the character of the surrounding area and would not have any negatively impacts. The property is in a “No Vinyl Area”, therefore vinyl siding shall not be used for new construction.

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 Attachment
Aerial Overview Map