



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 13, 2015  
Second Reading for the City Council Meeting of October 20, 2015

**DATE:** September 23, 2015

**TO:** Ronald L. Olson, City Manager

**FROM:** Dan M. Grimsbo, P.E., Director, Development Services Department  
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### Public Hearing and First Reading for Property at 14721 Running Light Drive.

#### **CAPTION:**

Case No. 0915-04 Padre Coastal Homes, LLC: A change of zoning from the "RS-6/IO" Single-Family 6 District with an Island Overlay to the "RS-TH/PUD/IO" Townhouse District with a Planned Unit Development Overlay and Island Overlay, not resulting in a change to the Future Land Use Map. The property is described as Lots 6 and 7, Block 3, Padre Island-Corpus Christi Section E, located on the south side of Running Light Drive.

#### **PURPOSE:**

The purpose of this item is to rezone the property to allow the construction of a 6-unit townhouse development that deviates from the typical townhouse development standards.

#### **RECOMMENDATION:**

##### Planning Commission and Staff Recommendation:

Approval of the change of zoning from the "RS-6/IO" Single Family 6 District with an Island Overlay to the "RS-TH/PUD/IO" Townhouse District with a Planned Unit Development Overlay and Island Overlay, subject to the following ten conditions:

- 1.) **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B. The development of the Property is to consist of six (6) townhouse units and common area amenities and shall be constructed in one phase. The Planned Unit Development on the Property would allow for individually owned, daily rental townhomes.
- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed six (6) dwelling units.

- 3.) **Building Height:** The maximum height of any structure on the Property is 45 feet.
- 4.) **Parking:** The Property must have a minimum of 18 standard parking spaces. Parking is prohibited along the private-street and pedestrian walkways.
- 5.) **Setbacks and Lot Width:** The minimum front yard setback for each lot shall be ten (10) feet. The minimum rear yard setbacks for all lots shall be five feet. The minimum building separation between unattached townhouse units shall be 10 feet. A minimum ten-foot wide yard setback is required along a street. The minimum side yard setback is five (5) feet. The minimum width for townhouse lots shall be 15 feet.
- 6.) **Open Space:** The Property must maintain a minimum of 44% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
- 7.) **Private Street Access:** The Property shall provide the lots with access to a two-way private street with a width of not less than 24 feet. The private streets shall be marked to indicate "Fire Lane/No Parking."
- 8.) **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street connecting to the public street.
- 9.) **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard.
- 10.) **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6/IO" Single Family 6 District with an Island Overlay to the "RS-TH/PUD/IO" Townhouse District with a Planned Unit Development Overlay and Island Overlay.

Planned Unit Developments (PUDs) allow for reasonable deviations from required development standards and allow increased flexibility in project design. This PUD utilizes decreased lot sizes, lot widths, open space, sidewalk width, and street width and non-traditional street construction standards, while maintaining the required site area, building height, and building separation. The proposed PUD is consistent with the Comprehensive Plan, is compatible with the surrounding developments, and would not have a negative impact on surrounding properties. The subject property is also suited for the proposed project.

### **ALTERNATIVES:**

1. Modify the conditions of the Planned Unit Development; or
2. 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 and is consistent with the adopted Future Land Use Map, which slates the property for a tourist use.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2015-2016</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
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