



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 19, 2016
Second Reading for the City Council Meeting of April 26, 2016

DATE: March 29, 2016

TO: Ronald L. Olson, City Manager

FROM: Daniel McGinn, Interim Director, Development Services Department
DanielMc@cctexas.com
(361) 826-3595

<p>Public Hearing and First Reading for Property at 14806 Leeward Drive</p>
--

CAPTION:

Case No. 0316-03 Ocean Harbor II, LLC: A change of zoning from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay. The property is described as Lots 22, 23, and 24, Block 52, Padre Island-Corpus Christi Section B, located on the southeast corner of Leeward Drive and St. Bartholomew Avenue.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 23, 2016):

Approval of the change of zoning from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay with the following conditions.

- 1.) **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with the Village By The Beach 2 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 24 townhouse units and common area amenities and shall be constructed in one phase. The PUD shall allow short-term rentals of less than 30 days.
- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 16.44 dwelling units per acre.

- 3.) **Building Height:** The maximum height of any structure on the Property is 45 feet.
- 4.) **Parking:** The Property must have a minimum of 56 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
- 5.) **Setbacks and Lot Width:** Minimum 18-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum street yard of ten-feet is required along public streets. Minimum rear yard setbacks for all lots shall be five feet. Minimum four-foot wide side yard is required along Packery View Loop. Minimum width for townhouse lots shall be 17 feet.
- 6.) **Open Space:** The Property must maintain a minimum of 28% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
- 7.) **Private Street Access:** The two-way private access drive shall not be less than 24 feet and shall be striped 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.
- 9.) **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster 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.

Vote Results:

For: 6

Against: 0

Absent: 2

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay to allow the development a 24-unit single-family development.

This PUD utilizes decreased lot sizes, lot widths, and street width, while maintaining building height and open space requirements. The development is in harmony with the character of the surrounding area and offers an alternative in housing types. 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 and the subject property is suitable for the uses proposed by this rezoning.

ALTERNATIVES:

1. Modify the conditions of the Planned Unit Development
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 the rezoning to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay is consistent with the adopted Future Land Use Map and the Mustang Padre Island Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2015-2016	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
Presentation - Aerial Map
Planning Commission Final Report