



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of May 17, 2016  
Second Reading for the City Council Meeting of May 24, 2016

**DATE:** April 26, 2016

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

**FROM:** Daniel McGinn, Interim Director, Development Services Department  
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<p><b>Public Hearing and First Reading for Property at 14102 Ambrosia Street</b></p>
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### **CAPTION:**

Case No. 0316-06 Yun W. Hwang: A change of zoning from the "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay. The property is described as Lot 1-B, Block 1, Padre Island No. 1, together with that portion of Estrada Drive (now closed), adjacent to said Lot 1-B, Block 1, Padre Island No. 1, located on the north side of Ambrosia Street between Scallop Street and Indigo Street.

### **PURPOSE:**

The purpose of this item is to rezone the property to allow construction of a townhouse development.

### **RECOMMENDATION:**

Approval of the change of zoning from "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay subject to the following conditions:

- 1.) **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with the Island Bay Townhomes, Padre Island No. 1 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of four townhouse units and common area amenities and shall be constructed in one phase.
- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 17.4 dwelling units per acre.
- 3.) **Building Height:** The maximum height of any structure on the Property is 30 feet.

- 4.) **Parking:** The property must have a minimum of 10 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private-street and pedestrian walkways. Two parking spaces within each private garage shall be made available at all times and shall not be impeded with personal storage.
- 5.) **Setbacks and Lot Width:** Minimum three-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum rear yard setbacks for all lots shall be five feet. Minimum width for townhouse lots shall be 33 feet.
- 6.) **Open Space:** The Property must maintain a minimum of 18.26% 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 20 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.) **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: 7

Against: 2

Absent: 0

**BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from "RM-3" Multifamily 3 District to the "RS-TH" Townhouse District with a Planned Unit Development Overlay to allow construction of a townhouse development.

The subject property is located within the boundaries of the Mustang Padre Island Area Development Plan (ADP). This PUD utilizes decreased lot sizes, decreased front yards, decreased open space requirement and, decreased street width, while reducing building height, and meeting the rear yard and parking requirements. Staff finds that the proposed deviations are acceptable. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the rezoning and would not have a negative impact on the surrounding neighborhood.

**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 (ADP). The proposed rezoning to the "RS-TH/PUD" Townhouse District with a Planned Unit Overlay is consistent with the Mustang Padre Island Area Development Plan but not consistent with the Future Land Use Map designation of the property as low density residential.

**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:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report