



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 14, 2017
Second Reading for the City Council Meeting of February 21, 2017

DATE: January 17, 2016

TO: Margie C. Rose, City Manager

FROM: Julio Dimas, Interim Director, Development Services Department
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<p>Public Hearing and First Reading for Property at 14836 Granada Drive</p>
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CAPTION:

Case No. 0117-01 SuperElite, LLC: A change of zoning from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay. The property is described as being Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive.

PURPOSE:

The purpose of this item is to allow for the development of a 27-unit single-family development.

RECOMMENDATION:

Planning Commission and Staff Recommendation (January 11, 2017):

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

Vote Results

For: 9

Against: 0

Absent: 0

Abstained: 0

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 "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay to allow for the development of a 27-unit single-family development.

The proposed rezoning is consistent with the newly adopted Plan CC Comprehensive Plan. The property is appropriately located for multifamily uses. The rezoning is compatible with adjacent projects and character of the surrounding area. The rezoning is not anticipated to have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

1. 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 planned for Multifamily Residential uses. The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT 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: 2016-2017	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