



## **AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 01/21/20  
Second Reading Ordinance for the City Council Meeting 01/28/20

**DATE:** December 9, 2019

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, AIA, Director  
Development Services Department  
AlRaymond@cctexas.com  
(361) 826-3575

Rezoning a property at or near 202, 229, and 230 Kleberg Place

### **CAPTION:**

Zoning Case No. 1119-02, H&P North Beach, LLC (District 1). Ordinance rezoning property at or near 202, 229, and 230 Kleberg Place from the "RM-AT" Multifamily AT District to the "CR-3" Resort Commercial District.

### **SUMMARY:**

The purpose of the zoning request is to allow for the construction of a parking lot for the Sea Shell Inn motel.

### **BACKGROUND AND FINDINGS:**

The subject property is 1.05 acres in size. The subject property is adjacent to the owner's existing motel. Recent development of neighboring properties has impacted the current parking situation. According to the applicant, the subject property will serve as additional parking to service the existing adjacent motel. The "RM-AT" District only allows multifamily uses up to 18 dwelling units per acre and overnight accommodation uses. The "CR-3" District allows a wide variety of uses including Multifamily, Offices, Medical, Restaurants, Retail, Bars, and Hotels.

### **Conformity to City Policy**

The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed land uses. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. The surrounding properties include uses such as, hotels, retail, and restaurants. This rezoning does not have a negative impact upon the surrounding neighborhood. Key differences between the "RM-AT" and "CR-3" Districts are in regards to setbacks. The "RM-AT" District requires a 20-foot street (front) yard setback. The "CR-3" District requires a 10-foot street (front) yard setback. Additionally, the "CR-3" District does not require side and rear setbacks. The granting of the change of zoning will allow reduced setbacks for future development of the property. A buffer yard will be required between the potential "CR-3" District and the "RM-AT" District to the west. The required buffer yard will be a Type A Buffer Yard is a 10-foot yard with at least 5-points.

**Public Input Process**

Number of Notices Mailed  
10 within 200-foot notification area  
5 outside notification area

*As of November 8, 2019:*

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

**Commission Recommendation**

Planning Commission recommended approval of the change of zoning from the "RM-AT" Multifamily AT District to the "CR-3" Resort Commercial District on November 13, 2019.

**ALTERNATIVES:**

1. Denial of the change of zoning from the "RM-AT" Multifamily AT District to the "CR-3" Resort Commercial District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the "RM-AT" Multifamily AT District to the "CR-3" Resort Commercial District with following vote count.

*Vote Count:*

For: 8

Opposed: 0

Absent: 1

Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report