



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 3/16/21
Second Reading Ordinance for the City Council Meeting 3/23/21

DATE: December 30, 2020

TO: Peter Zanoni, City Manager

FROM: Al Raymond, AIA, Director, Development Services Department
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Rezoning a property at or near 14805, 14809, 14813, and 14817 Windward Drive

CAPTION:

Zoning Case No. 1120-02, Ocean Harbor II, LLC (District 4). Ordinance rezoning property at or near 14805, 14809, 14813, and 14817 Windward Drive from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development

SUMMARY:

The purpose of the rezoning request is to develop a 44-unit townhome development.

BACKGROUND AND FINDINGS:

The subject property is 2.13 acres in size and is currently zoned "RM-AT/IO" Multifamily AT District with an Island Overlay and consists of vacant property and has remained undeveloped since annexation in 1981. To the north is a vacant property zoned "CR-2/IO" Resort Commercial with the Island Overlay and Beach Access Road 3A. To the south is a condo development (Nautilus Galleria) zoned "RM-AT/IO" Multifamily AT District with an Island Overlay. To the east is a condo development (The Gulfstream Condominium) zoned "CR-1/IO" Resort Commercial with the Island Overlay. To the west is a townhome development (Village by the Beach) zoned "RS-TH/IO/PUD" Townhouse with the Island Overlay and a Planned Unit Development.

Conformity to City Policy

The subject property is located within the boundaries of the Mustang/Padre Island Development Plan (ADP). The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development is consistent with the adopted Mustang/Padre Island ADP. The proposed rezoning is also consistent with the policies of the Comprehensive Plan. Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can encourage development on difficult sites. Additionally, PUDs are encouraged in the Mustang/Padre Island ADP. The PUD will allow for Daily, Weekly, and Monthly rentals.

The current “RM-AT/IO” Multifamily AT District with the Island Overlay allows this use today.

Public Input Process

Number of Notices Mailed
52 within 200-foot notification area
6 outside notification area

As of December 30, 2020:

In Favor	In Opposition
4 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “CR-1/IO” Resort Commercial District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily District with the Island Overlay and a Planned Unit Development Overlay on November 11, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “CR-1/IO” Resort Commercial District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily District with the Island Overlay and a Planned Unit Development Overlay

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Vote Count:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report