



## **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

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**DATE:** January 13, 2021

**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 14725 Running Light Drive
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### **CAPTION:**

Zoning Case No. 1220-02, Mario A. Martinez Holdings, LLC.: (District 4) Ordinance rezoning a property at or near 14725 Running Light Drive from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO" Multifamily AT District with the Island Overlay.

### **SUMMARY:**

The purpose of the zoning request is to allow for the construction of condos and townhomes.

### **BACKGROUND AND FINDINGS:**

The subject property is 1.15 acres in size. The subject property is currently zoned "RS-6/IO" Single-Family 6 District with the Island Overlay. The property was annexed in 1989.

#### ***Conformity to City Policy***

The subject property is located within the boundaries of the Padre/Mustang Island Area Development Plan and is planned for a Medium Density Residential uses. The proposed rezoning to the "RM-AT/IO" Multifamily AT District with the Island Overlay is generally consistent with the adopted Comprehensive Plan (Plan CC) and does not have a negative impact upon the adjacent residential or multifamily properties. Surrounding properties have been rezoned to high density residential multifamily zoning districts indicating a pattern towards multifamily or rental communities in a townhouse or condominium style. If the "RM-AT/IO" Multifamily AT District with the Island Overlay is approved, the condominium/ townhouse development will need to abide all requirements of the Unified Development Code (UDC). Specifically, Section 6.4 -IO, Island Overlay includes design characteristics for the development in the Island Overlay.

#### ***Public Input Process***

Number of Notices Mailed  
38 within 200-foot notification area  
1 outside notification area

*As of December 3 , 2020:*

In Favor

0 inside notification area

0 outside notification area

In Opposition

3 inside notification area

0 outside notification area

Totaling 11.25% of the land within the 200-foot notification area in opposition.

### ***Commission Recommendation***

Planning Commission recommended approval of the change of zoning from the “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multifamily AT District with the Island Overlay on December 9, 2020.

### **ALTERNATIVES:**

1. Denial of the change of zoning from the “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multifamily AT District with the Island Overlay.

### **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 “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multifamily AT District with the Island Overlay with following vote count.

#### *Vote Count:*

For: 9

Opposed: 0

Absent: 0

Abstained: 0

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report