



AGENDA MEMORANDUM

Public Hearing & First Reading for the City Council Meeting 09/07/2021(Tabled)
First Reading Ordinance for the City Council Meeting 10/12/2021
Second Reading Ordinance for the City Council Meeting of 10/19/2021

DATE: July 22, 2021
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 548 Cole Street

CAPTION:

Zoning Case No. 0721-01, Southern Builders Co, LLC (District 2). Ordinance zoning a property located at or near 548 Cole Street from the "CG-2" General Commercial District and the "RS-6" Single-Family 6 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development.

SUMMARY:

The purpose of the rezoning request is to allow for the construction of an 8-unit townhome development.

BACKGROUND AND FINDINGS:

The subject property is 0.44 acres in size. The applicant is proposing a townhouse style development consisting of approximately 8 units. The Del Mar Townhomes, Planned Unit Development, will utilize existing public roadways and sidewalks for access. Access to the townhomes will be granted through an internal 24-foot-wide drive. Amenities include open space and a pool. The property is currently zoned "CG-2" General Commercial District and "RS-6" Single-Family 6 District and consists of vacant land. To the north is a mixed-use district with commercial uses, parking lots, and residential homes zoned as "CG-2" General Commercial District and "CI" Commercial Intensive District. To the south are single-family residential homes and an office building zoned "RS-6" Single-Family 6 District and "CG-2" General Commercial District. To the east are single-family residential homes zoned "RS-6" Single-Family 6 District. To the west are commercial uses, and by Wynn Seale Junior High/Metro Elementary School of Design and zoned a "RS-TF" Two-Family District and "CG-2" General Commercial District.

Conformity to City Policy

The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for mixed-use development. The proposed rezoning to the "RS-TH/PUD" Townhouse District with a Planned Unit Development is consistent with the adopted Comprehensive Plan (Plan CC). Surrounding properties have been rezoned over the past decades indicating a pattern towards high density residential townhouse and condominium development. The zoning pattern is in line with a Plan CC policy statement of creating urban villages and accommodating continuous growth. The proposed PUD will allow for rentals of less than thirty days. 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. This development potentially adds to the character of the neighborhood and helps establish an

“urban village” which is an intention of Plan CC.

Public Input Process

Number of Notices Mailed
22 within 200-foot notification area
2 outside notification area

As of May 28, 2021:

In Favor	In Opposition
1 inside notification area	2 inside notification area
0 outside notification area	8 outside notification area

Totaling 4.79% 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

ALTERNATIVES:

1. Denial of the zoning from the “CG-2” General Commercial District and “RS-6” Single-Family 6 District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

The Planning Commission recommended approval of the change of zoning from the “CG-2” General Commercial District and “RS-6” Single-Family 6 District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development on July 7, 2021.

Vote Count:

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

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report