

# Zoning Case 0422-04

Daniel Homes LLC

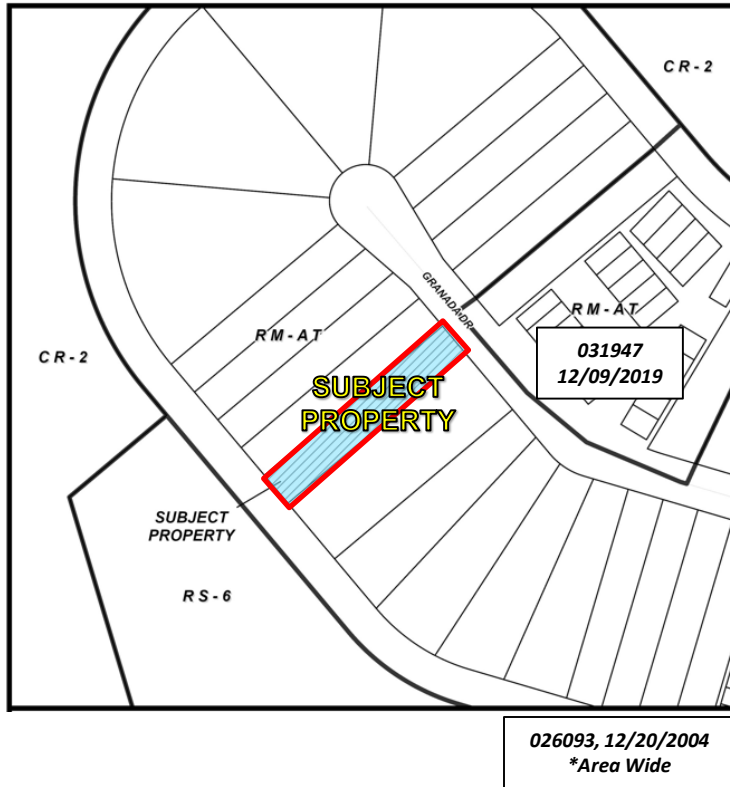
DISTRICT 4

Rezoning for a property at 14825 Granada Drive  
From "RM-AT/IO" To "RM-AT/IO/PUD"



City Council  
July 19, 2022

# Zoning and Land Use



## Proposed Use:

Residential Use

## Area Development Plan:

Padre/Mustang Island Area Development Plan  
(June 29, 2021)

## Future Land Use Map:

High Density Residential

## Existing Zoning:

"RM-AT/IO" Apartment with an Island Overlay

## Adjacent Land Uses:

- North: Vacant
- South: Low Density Residential & Vacant
- East: Vacant & Medium Density Residential
- West: Low and Medium Density Residential

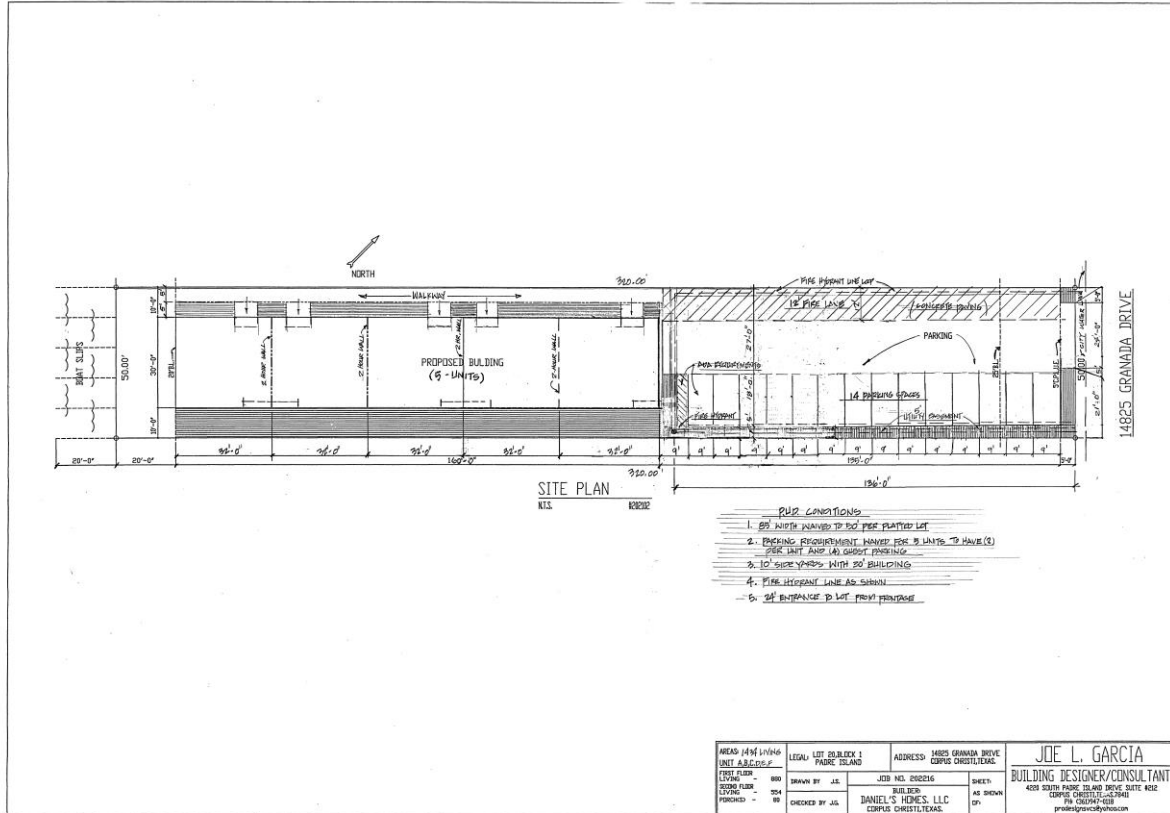
# PUD Deviations

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Minimum Dimensions	“RM-AT/IO” District Standards	Proposed PUD (TRC Reviewed)	Deviation
Minimum Lot Width	85 ft	50 ft.	<u>Yes</u>
Parking Requirement	2 per unit	2 per unit 4 guest units	<u>No</u>

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# Master Site Plan



# Public Notification

22 Notices mailed inside 200' buffer  
2 Notice(s) mailed outside 200' buffer

## Notification Area

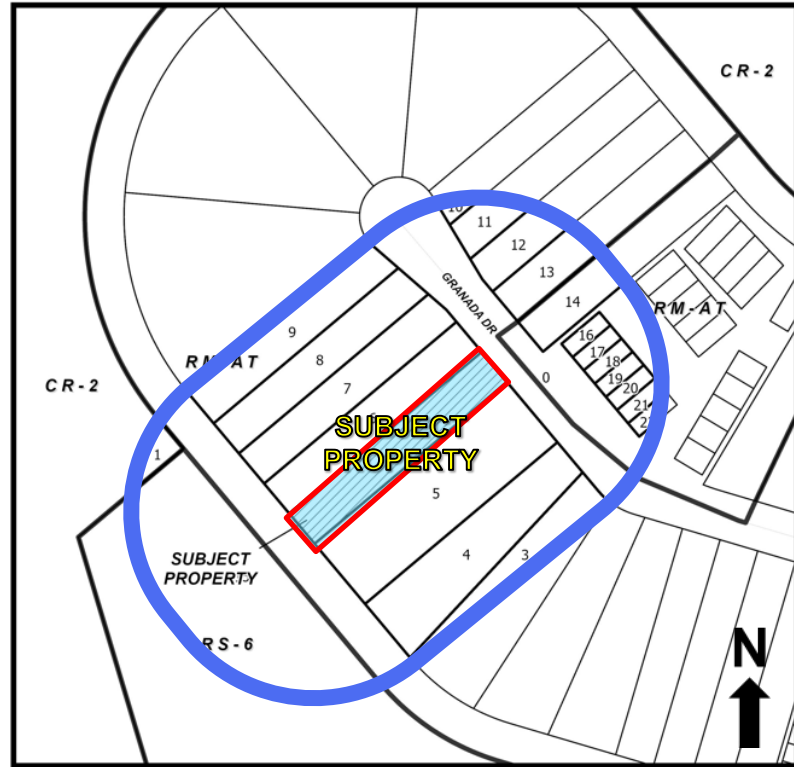
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



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



# Staff Recommendation

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- UDC 3.5.4: PUD Review Criteria
  - Development contains a variety of housing types, employment opportunities or commercial services to achieve a balanced community.
  - The Master Site Plan ensures minimal development-related off- site impacts and provides cultural or recreational facilities.
  - The site and building layout take maximum advantage of the natural and built environment.
- Comments:
  - As this will be a condo style development, the site will be reviewed commercially.
  - The proposed master site plan cannot accommodate the required landscaping, solid waste service, island overlay standards, nor meet the review criteria of the UDC.

**STAFF RECOMMENDATION: Denial**

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