

Zoning Case 1022-02



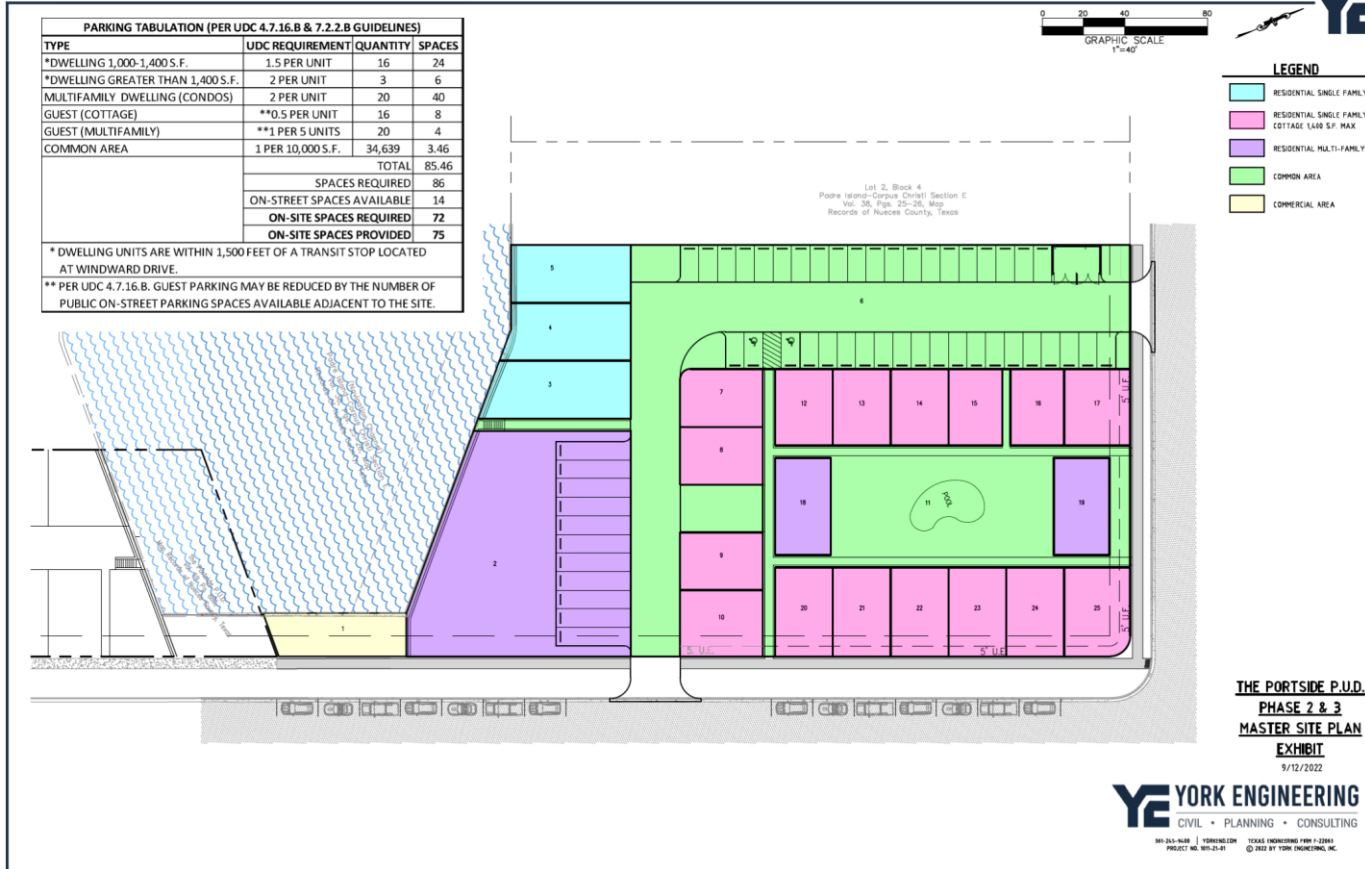
**Mc J's and Associates, LLC.
DISTRICT 4**

**Rezoning for a property at 14909, 14913, & 14917
Granada Drive
From "RM-AT/IO" to "RM-AT/IO/PUD"**



City Council
December 6, 2022

PUD Master Site Plan



Deviation Table

Minimum Dimensions	“RM-AT” District Standards	“RS-TH” District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	925 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	16 ft.	No
Street Yard	20 ft.	10 ft.	10 ft. (perimeter) 2 ft. (common area)	<u>Yes</u>
Street Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	4 ft.	<u>Yes</u>
Rear Yard	5 ft.	5 ft.	5 ft.	No
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 0.5/unit (Cottage) 2/ unit (2 bedroom) 1/5 units (guests)	<u>Yes</u>
Sidewalk	A one-way cycle track will be required along Leeward Drive.			

Zoning and Land Use



Proposed Use:

Single-Family and Multifamily PUD

Area Development Plan:

Padre/Mustang Island Area Development Plan

Future Land Use Map:

Mixed Use

Existing Zoning:

“RM-AT/IO” Multifamily AT District with the Island Overlay

Adjacent Land Uses:

- North: Medium Density Residential (RM-AT/IO)
- South: Vacant and Medium Density Residential (RM-AT/IO)
- East: Medium Density Residential (RS-TH/IO/PUD)
- West: Vacant (RM-AT/IO/PUD)

Public Notification

73 Notices mailed inside 200' buffer
1 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 SQFT/ Total square footage of all property in the notification area = Percentage of public opposition.



Analysis And Recommendation

- The proposed rezoning is consistent with the Future Land Use Map. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- 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 Daily, Weekly, and Monthly rentals. The current “RM-AT/IO” Multifamily AT District with the Island Overlay allows this use today.
- 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.
- As part of the rezoning process, all PUDs are reviewed by the Technical Review Committee (TRC). No significant concerns were raised by members of the TRC.
- **PLANNING COMMISSION AND STAFF RECOMMENDATION: Approval of the change of zoning 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 as presented in the Master Site Plan and Deviation Table.**

PUD Conditions

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Portside Phase 2 and 3 Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
2. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.