

Zoning Case 0622-02



Diamond Beach Holdings LLC

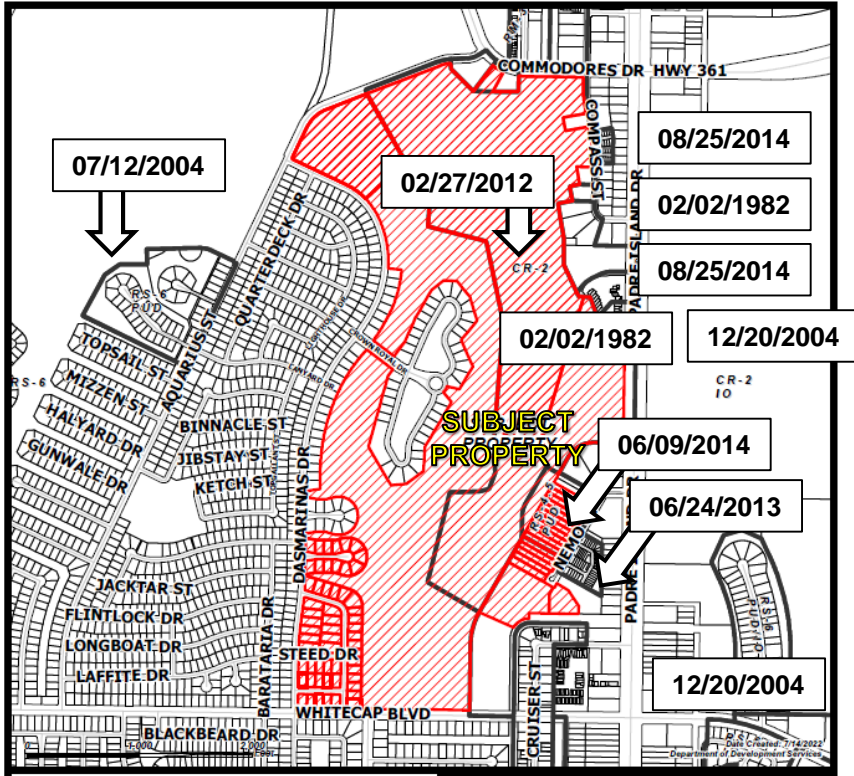
DISTRICT 4

Rezoning for a property at or near 14353 Commodores Dr.
From “RS-6”, “RS-4.5”, and “CR-2”
to
“RS-4.5/PUD”



City Council
October 11, 2022

Zoning and Land Use



Proposed Use:

Waterfront development with a mixture of Single-Family, Two-Family, and Multifamily districts, with retail and commercial areas, and public parks and preserves.

Area Development Plan:

Padre/Mustang Island

Future Land Use Map:

Commercial

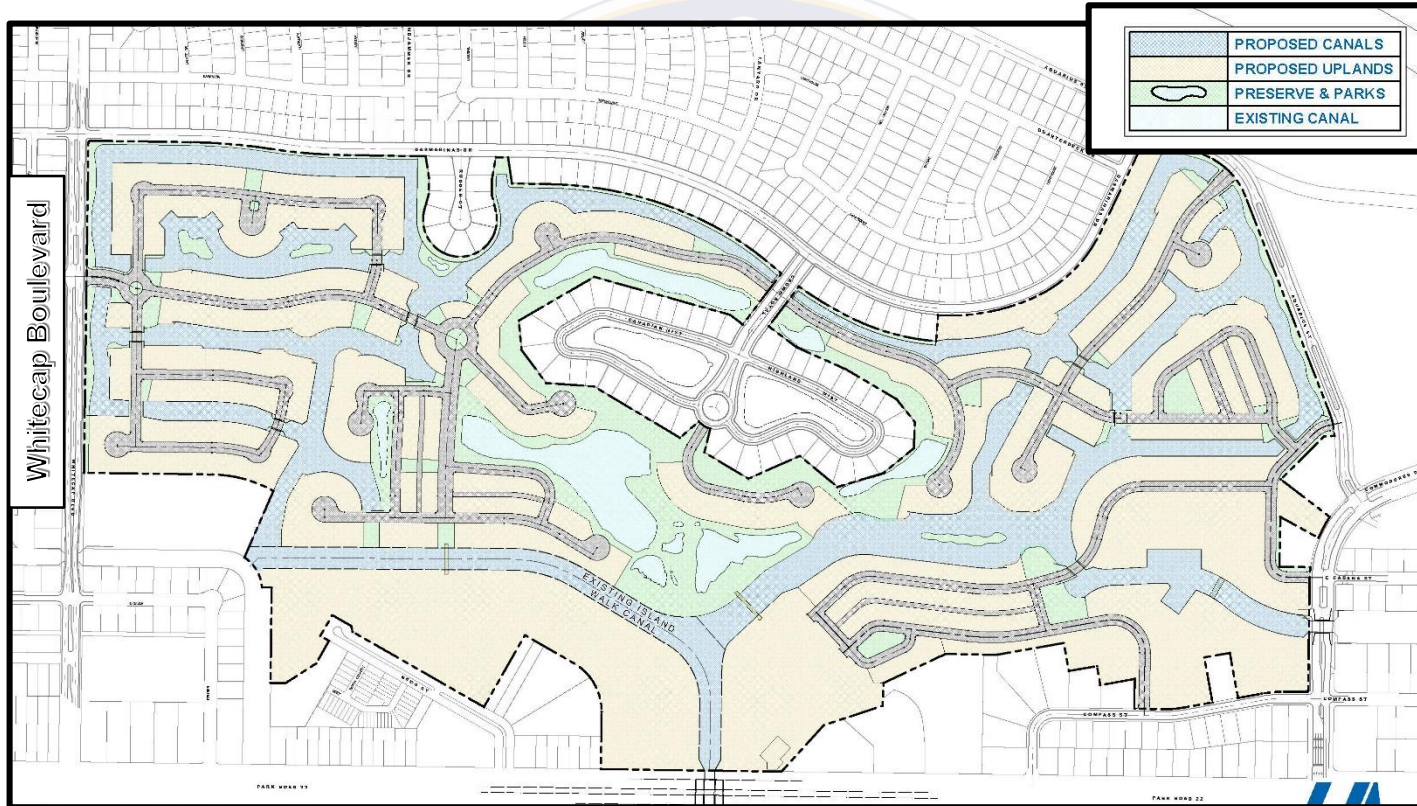
Existing Zoning:

“RS-4.5” Single-Family 4.5, “RS-6” Single-Family 6, and “CR-2” Resort Commercial

Adjacent Land Uses:

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

Master Site Plan



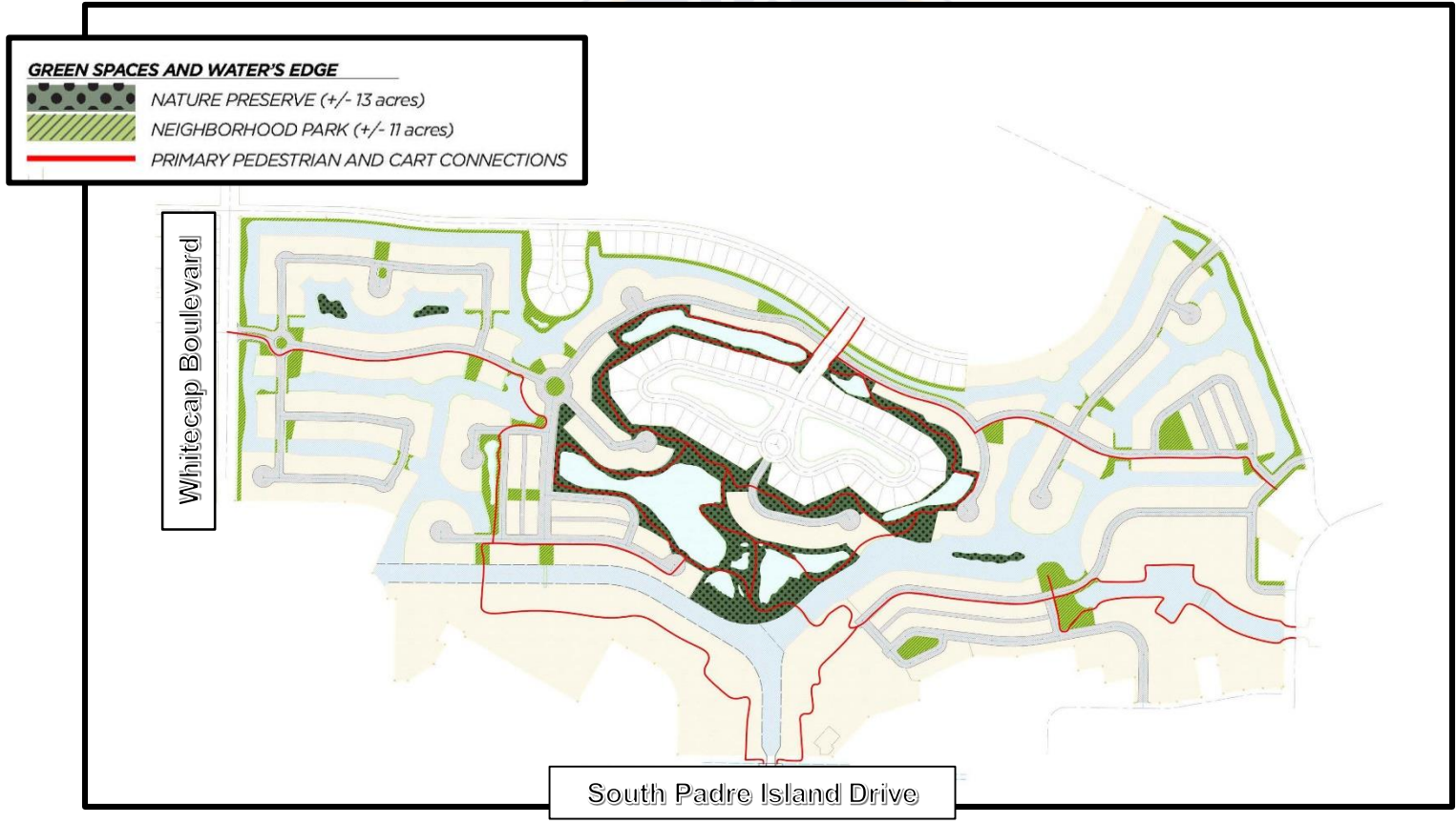
South Padre Island Drive



Proposed Development Overview

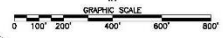


Parks and Open Space Plan

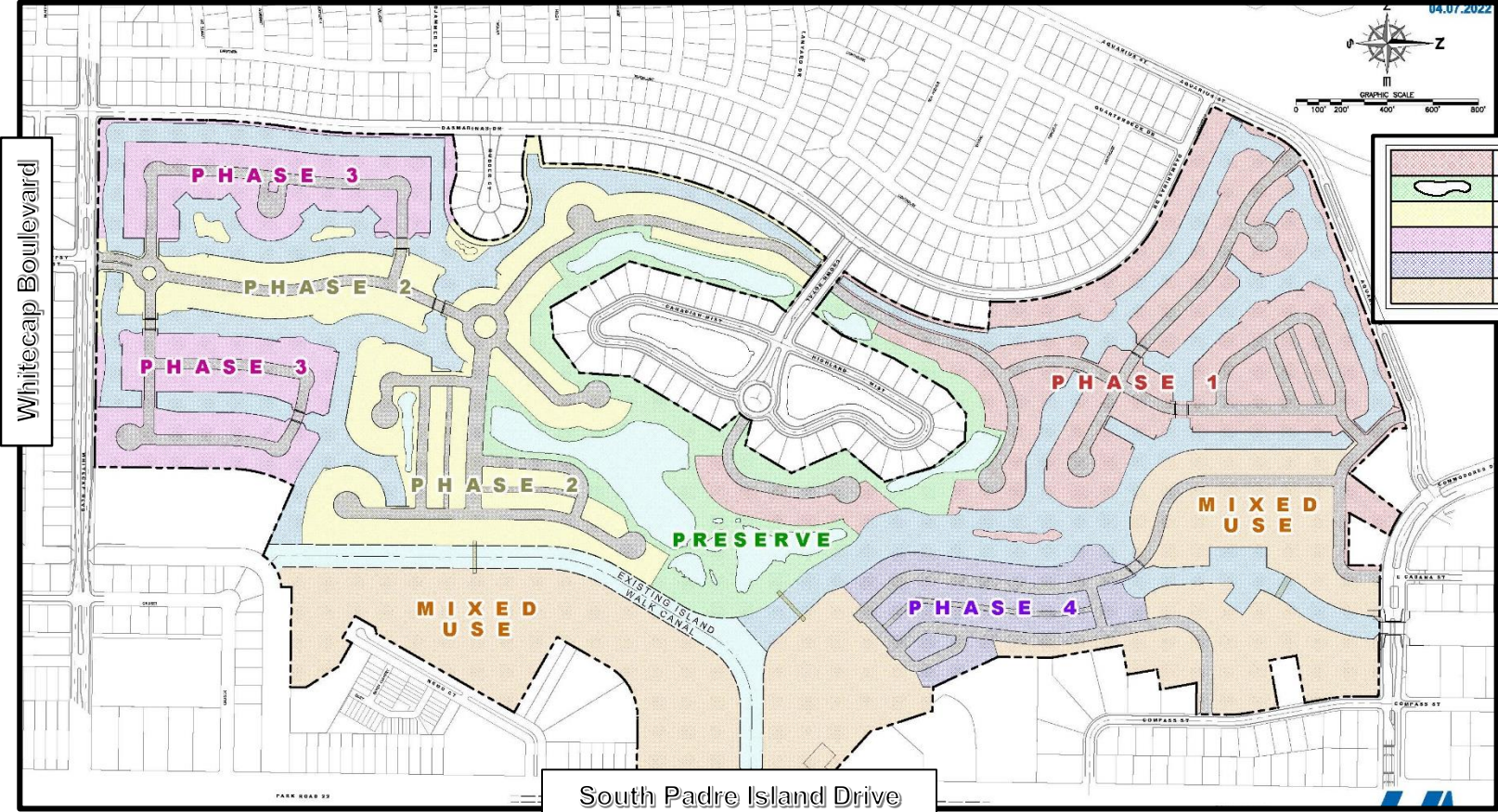


Phasing Plan

04.07.2022



	PHASE 1
	PRESERVE
	PHASE 2
	PHASE 3
	PHASE 4
	MIXED USE

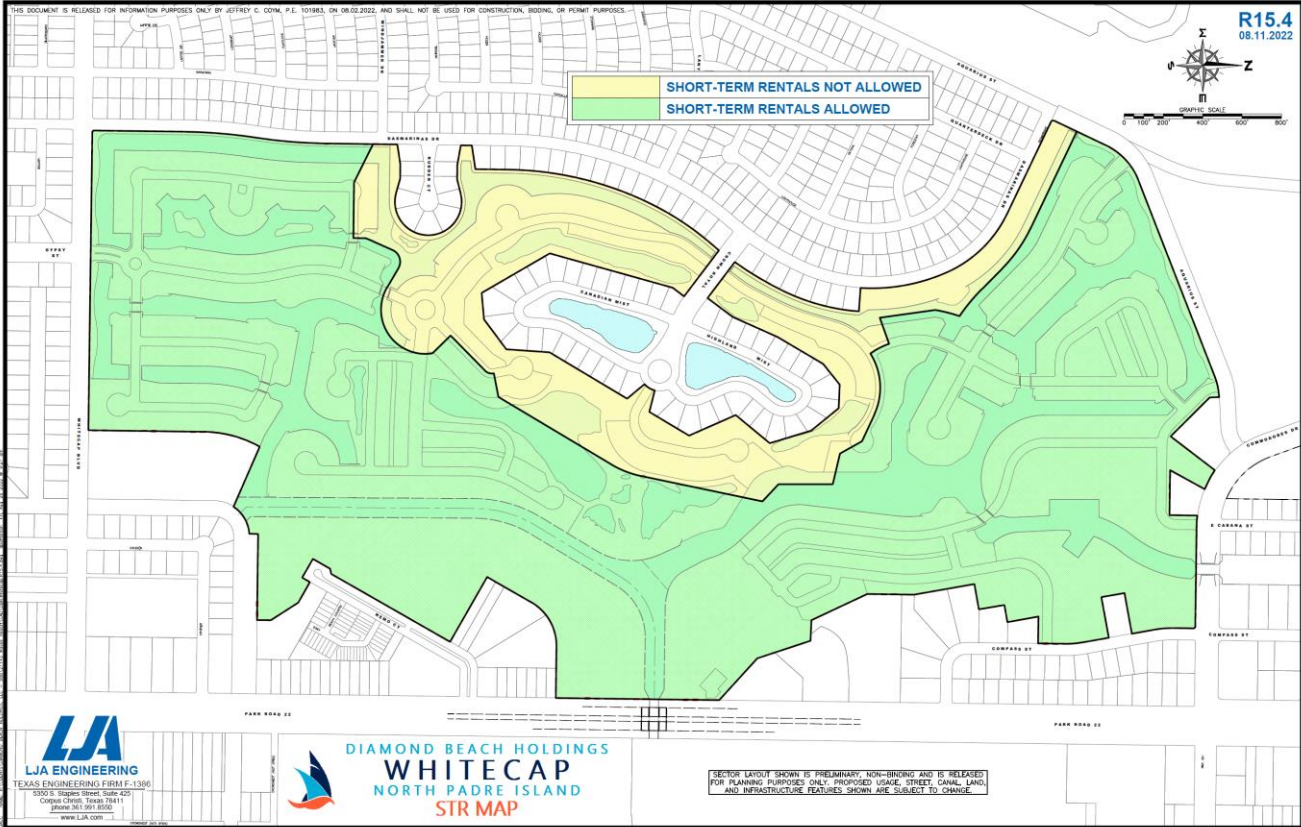


Whitecap Boulevard

South Padre Island Drive



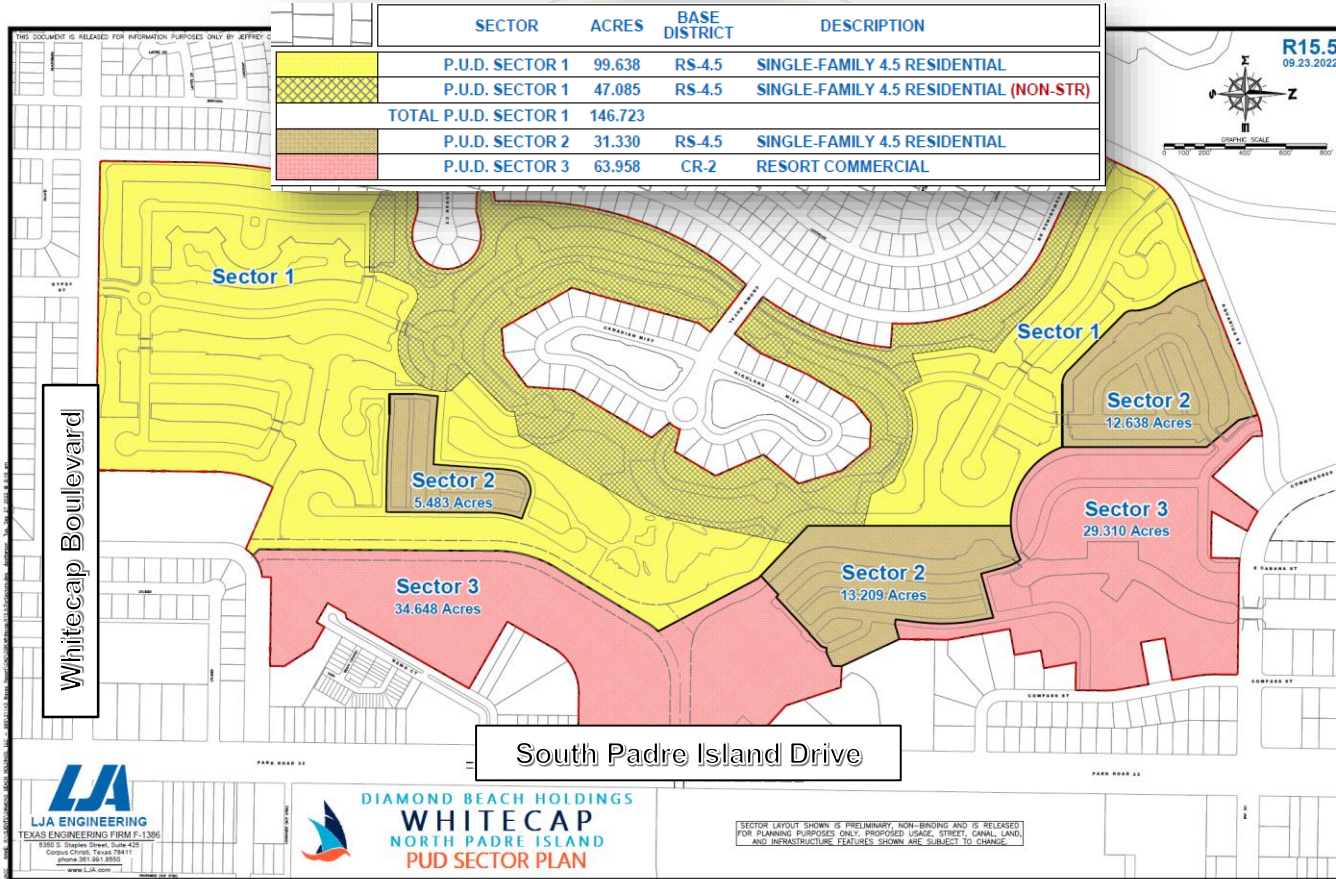
Short-Term Rentals Map



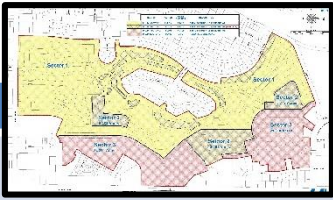
PUD Sectors

SECTOR	ACRES	BASE DISTRICT	USE
PUD SECTOR 1	99.638	RS 4.5	SINGLE-FAMILY 4.5
PUD SECTOR 1 * <i>Non-Short-Term Rental</i>	47.085*	RS 4.5*	SINGLE-FAMILY 4.5*
PUD SECTOR 2	31.330	RS 4.5	SINGLE FAMILY 4.5
PUD SECTOR 3	63.958	RS 4.5	RESORT COMMERCIAL

Sector Plan



Sector 1 PUD Deviations

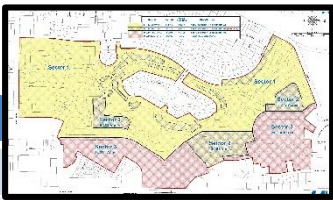


	UDC STANDARDS	PROPOSED PUD "RS-4.5/PUD" SINGLE-FAMILY 4.5 LOTS				DEVIATIONS
		STANDARD LOT	MEDIUM LOT	LARGE LOT	ESTATE LOT	
LOT AREA	4,500 SF	4,500 SF	5,500 SF	6,500 SF	8,400 SF	NO
LOT WIDTH	45 FT	45 FT	55 FT	65 FT	70 FT	NO
STREET YARD	10 FT	10 FT	10 FT	10 FT	10 FT	NO
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	5 FT	5 FT	5 FT	NO
CORNER YARD (BACK-TO-BACK)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
CORNER YARD (BACK-TO-SIDE)	SEE STREET	10 FT	10 FT	10 FT	10 FT	YES
REAR YARD (INLAND)	5 FT	5 FT	5 FT	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	15 FT	15 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	48 FT	48 FT	48 FT	48 FT	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT	46 FT	46 FT	46 FT	YES
STREET WIDTH (BACK-TO-BACK)	28 FT	22 FT	22 FT	22 FT	22 FT	YES
CURB TYPE	6" C&B	NOT REQ'D	NOT REQ'D	NOT REQ'D	NOT REQ'D	YES
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT	4 FT	NO



Sector 2 PUD Deviations

	UDC STANDARDS	PROPOSED PUD "RS-4.5/PUD" SINGLE-FAMILY 4.5	DEVIATIONS
LOT AREA	4,500 SF	2,450 SF	NO
LOT WIDTH	45 FT	35 FT	YES
STREET YARD	10 FT	10 FT	NO
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	NO
CORNER YARD (BACK-TO-BACK)	10 FT	10 FT	NO
CORNER YARD (NOT BACK-TO-BACK)	SEE STREET	10 FT	YES
REAR YARD (INLAND)	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	48 FT	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT	YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT	YES
STREET WIDTH (BACK-TO-BACK)	28 FT	22 FT	YES
CURB TYPE	6" C&B	NOT REQ'D	YES
SIDEWALK WIDTH	4 FT	4 FT	NO

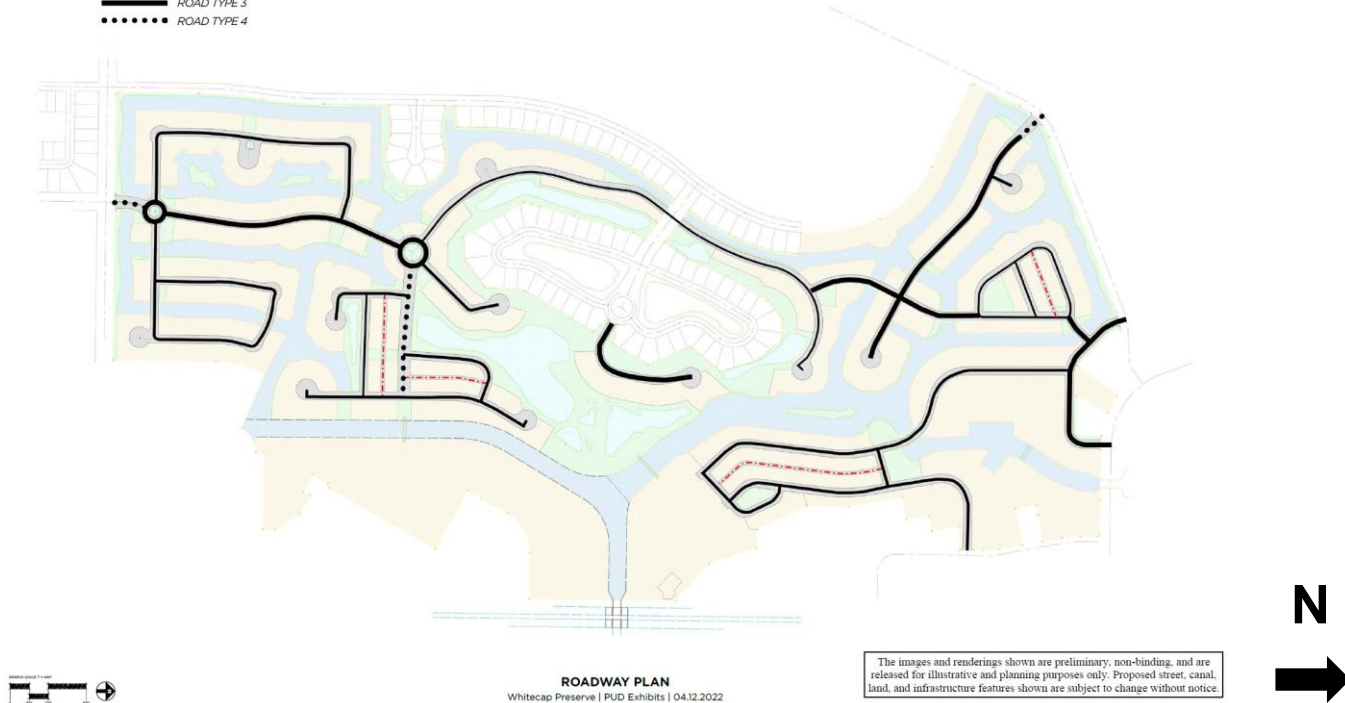


Sector 3 PUD Deviations

	PROPOSED "CR-2" RESORT COMMERCIAL USES			
	<i>UDC RESIDENTIAL</i>	<i>PROP. RESIDENTIAL</i>	<i>UDC NON-RES USE</i>	<i>PROPOSED NON-RES</i>
MAXIMUM DENISTY (UNITS/ACRE)	44	44		4.0 FAR
LOT AREA/ SITE PER DWELLING	6,000 SF	6,000 SF		
LOT WIDTH	50FT	50FT		
STREET YARD	10 FT	-	20 FT	-
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT
SIDE YARD	10 FT	10 FT	10 FT	0 FT
CORNER YARD (WATERFRONT)	-	10 FT	-	10 FT
CORNER YARD (BACK-TO-BACK)	15 FT	-	15 FT	-
CORNER YARD (BACK-TO-SIDE)	15 FT	-	15 FT	-
REAR YARD	10 FT	10 FT	0 FT	0 FT
SETBACK (ADJ. TO RESIDENTIAL)	HEIGHT X 2	HEIGHT X 2	HEIGHT X 2	HEIGHT X 2
MAXIMUM HEIGHT		150 FT & 10 STY		150 FT & 10 STY
MAXIMUM LOT COVERAGE	MIN. 25% OPEN SPACE	NONE		NONE
RIGHT-OF-WAY WIDTH	50 FT	50 FT	50 FT	50 FT
STREET WIDTH (BACK-TO-BACK)	28 FT	28 FT	28 FT	28 FT
CURB TYPE	6" C&B	NOT REQ'D	6" C&B	NOT REQ'D
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT

Roadway Plan Overview

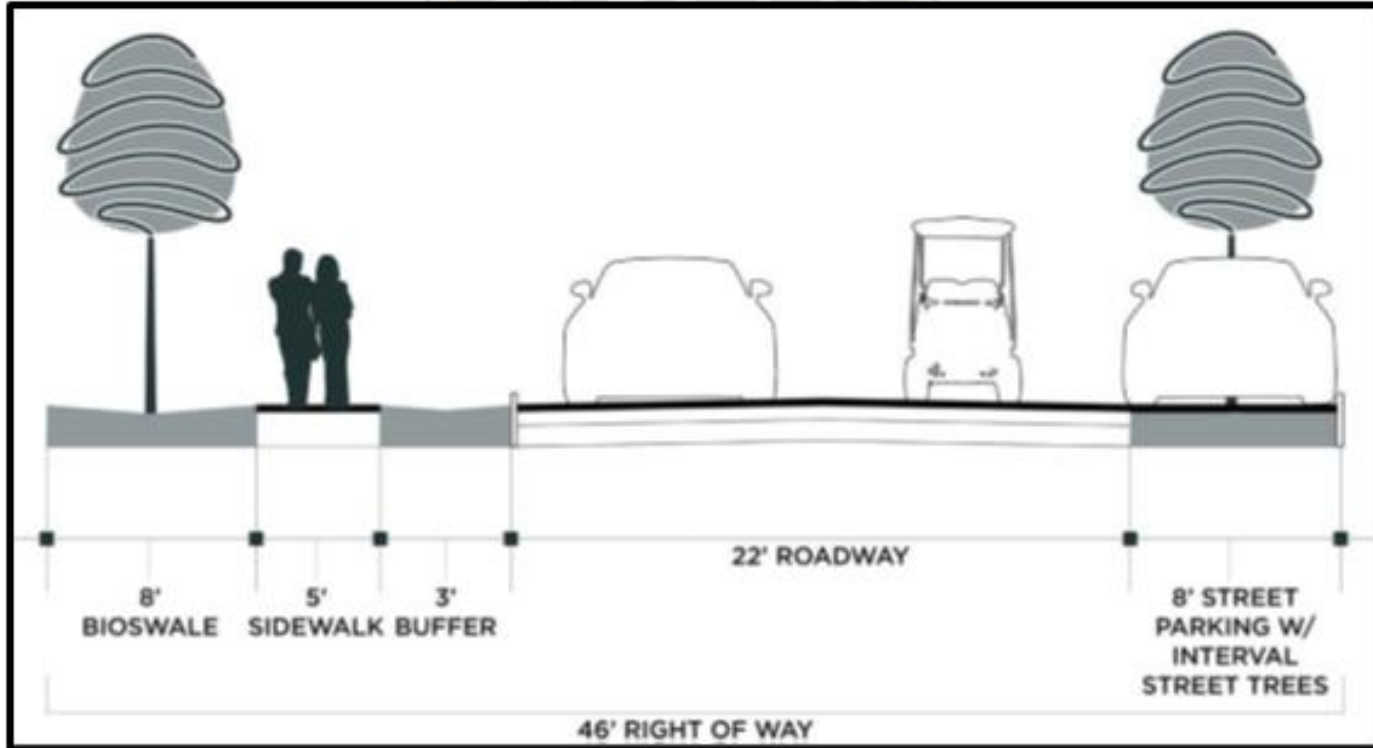
- MULTI-MODAL**
- ROAD TYPE 1
 - ROAD TYPE 2
 - ROAD TYPE 3
 - ROAD TYPE 4
- PRIVATE ACCESS**
- ALLEY



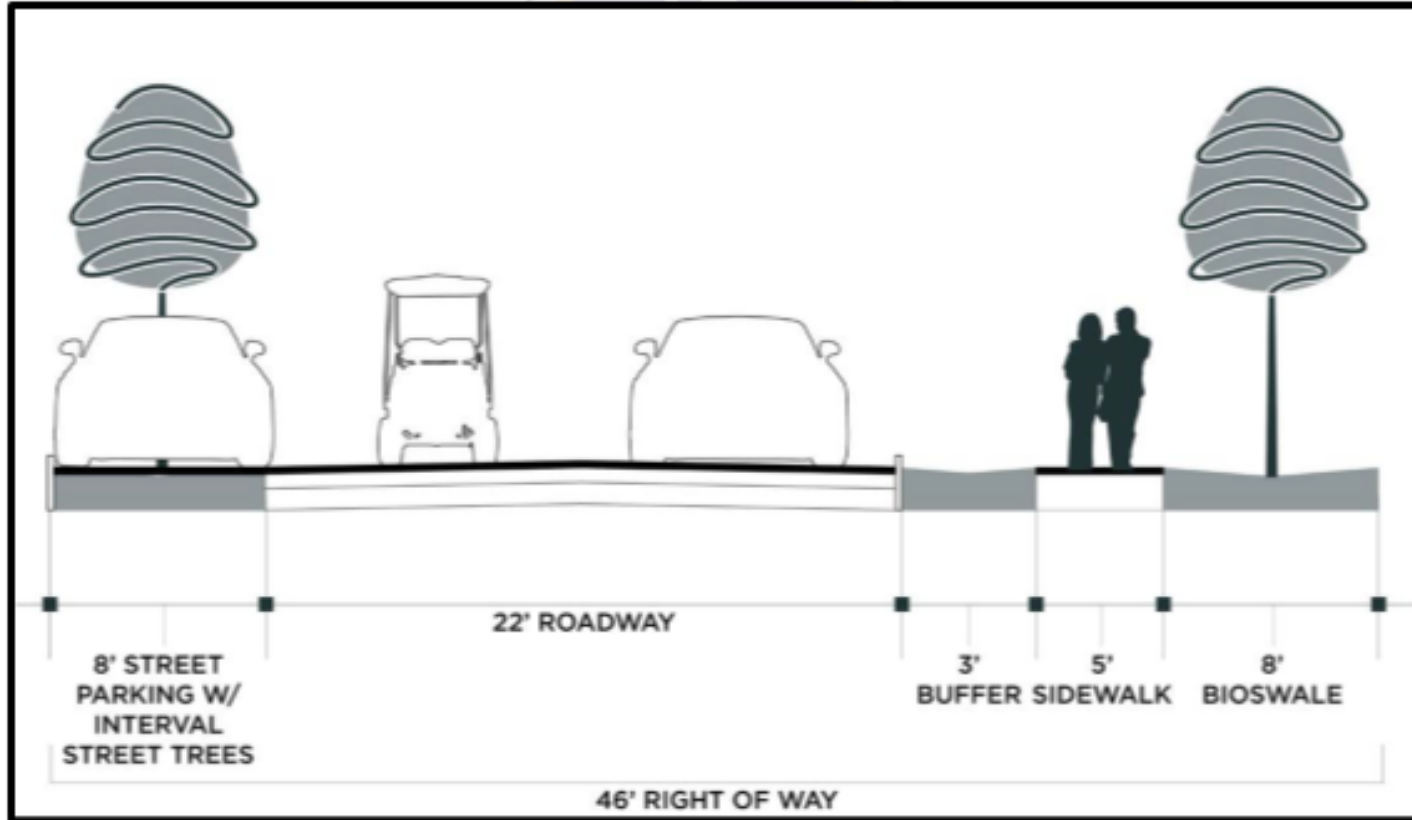
ROADWAY PLAN
Whitecap Preserve | PUD Exhibits | 04.12.2022

The images and renderings shown are preliminary, non-binding, and are released for illustrative and planning purposes only. Proposed street, canal, land, and infrastructure features shown are subject to change without notice.

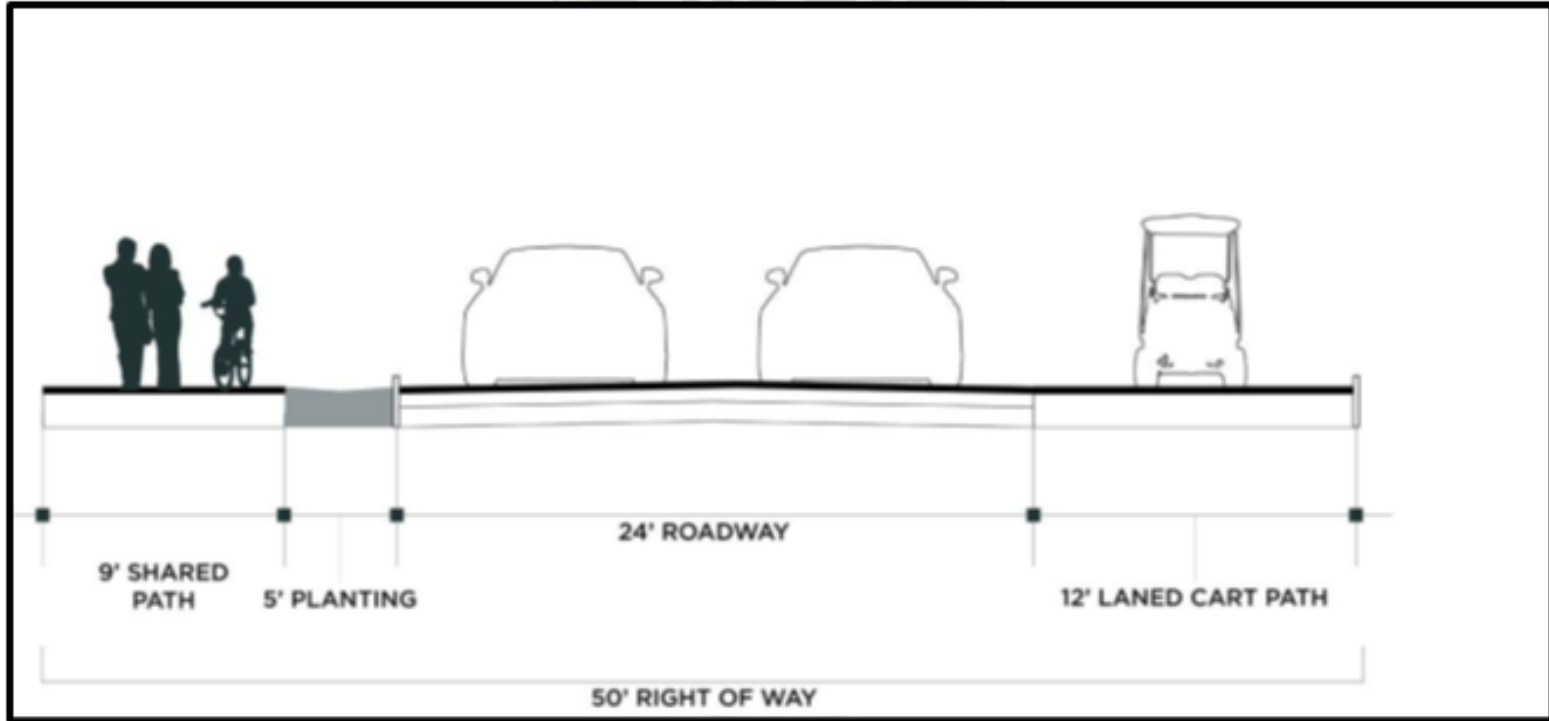
Roadway Type 1



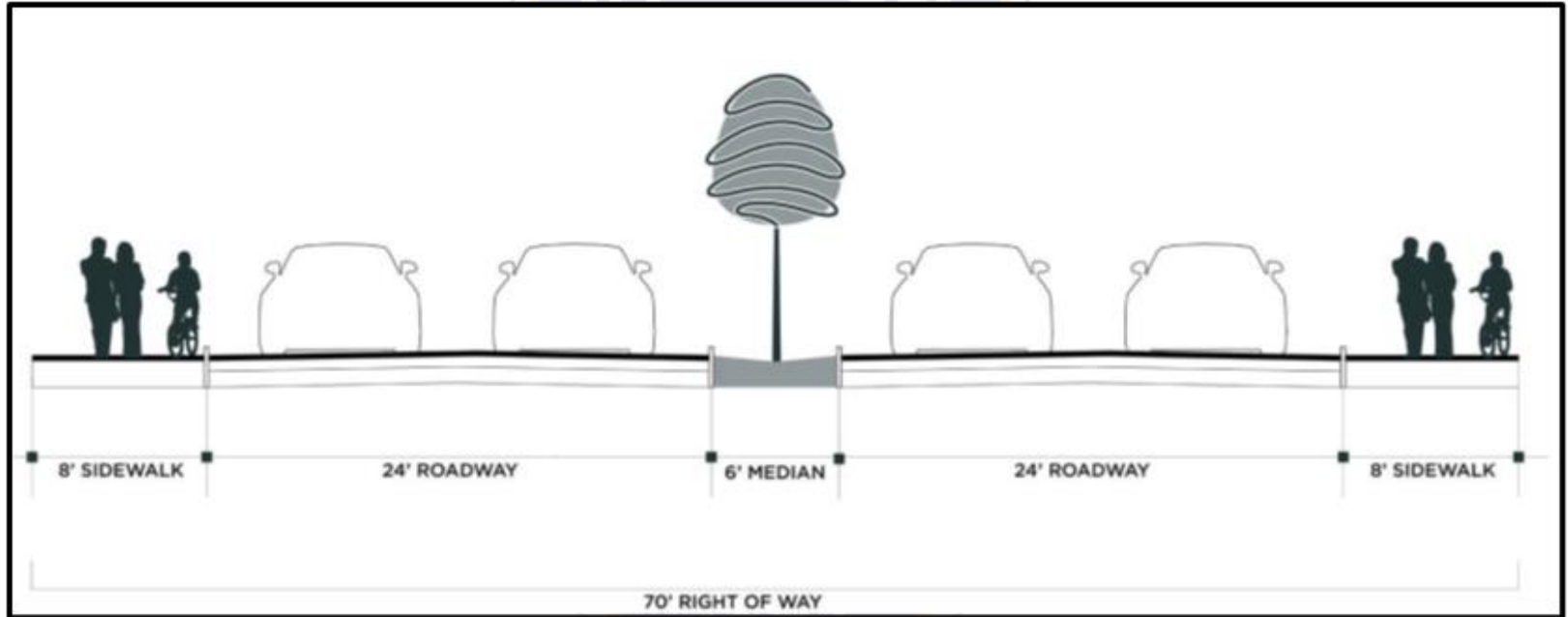
Roadway Type 2



Road Type 3



Road Type 4



Public Notification

437 Notices mailed inside 200' buffer
0 Notice mailed outside 200' buffer

Notification Area

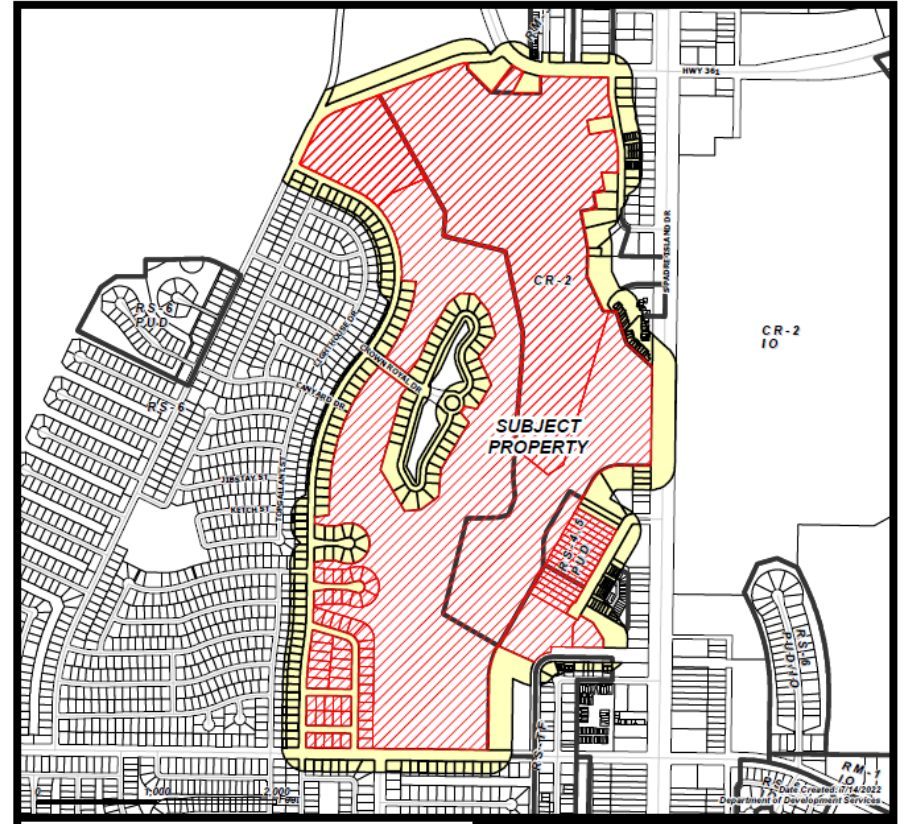
Opposed: 7 (1.074%)
Separate Opposed Owners: 0



In Favor: 7 (0.79%)



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



Analysis And Recommendation

- The Planned Unit Development Overlay zoning district encourages the unified design of a mix of residential, commercial, office, professional, retail, or institutional uses.
- The Planned Unit Development is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety, and general welfare of the public.

STAFF RECOMMENDATION: Approval to rezone entire property to RS-4.5/PUD.