



**Zoning Case #1019-02
DMPI Beach Investments, LLC.**

**Rezoning for a Property at
14901 Granada Drive**

From “RM-AT/IO” To “RM-AT/IO/PUD”

City Council
November 19, 2019

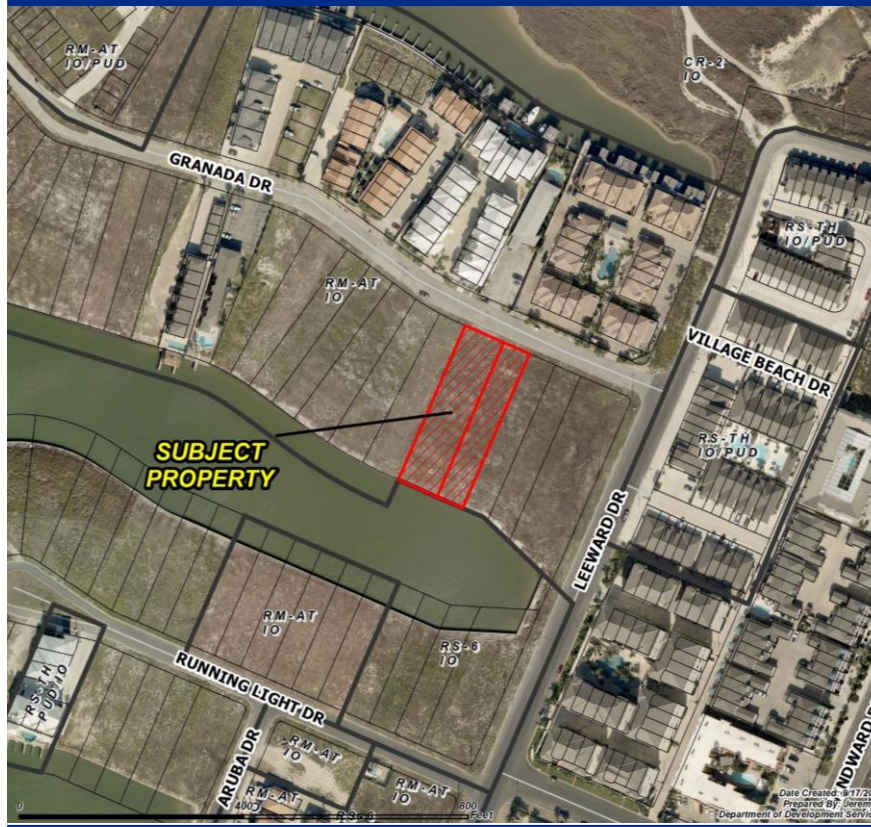


Aerial Overview

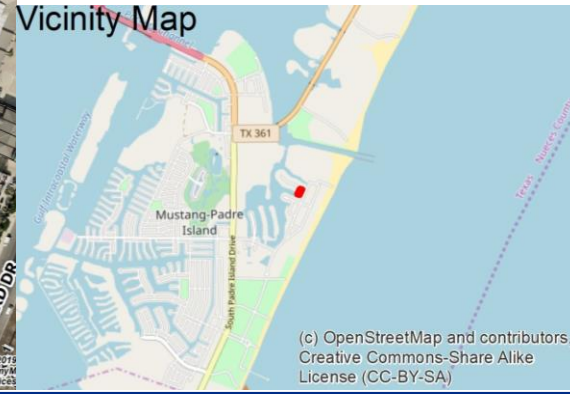




Subject Property at 14836 Granada Drive



Vicinity Map





Zoning Pattern





Deviation Table

Minimum Dimensions	“RM-AT” District Standards	Proposed PUD	Deviation
Maximum Density	18 Units per Acre	9 Units per Acre	No
Minimum Open Space	25%	45%	No
Minimum Lot Width	50 ft.	26 ft.	<u>Yes</u>
Minimum Lot Area	5,000 square feet	2,000 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	10 ft.	<u>Yes</u>
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	10 ft.	0 ft.	<u>Yes</u>
Minimum Rear Yard	5 ft.	0 ft.	<u>Yes</u>
Sidewalks	5 ft. both sides	5 ft. only on one side (south side)	<u>Yes</u>
ROW Width	50 ft.	30 ft.	<u>Yes</u>
Paved Street Width	28 ft.	27 ft.	<u>Yes</u>
Curb Type	2 ft. curb & gutter	1 ft. curb & gutter	<u>Yes</u>
Parking Requirement	2 spaces per unit	2 spaces per unit	No



Planning Commission and Staff Recommendation

Approval of the change of zoning to the
“RM-AT/IO/PUD” Multifamily AT District with the
Island Overlay and with a Planned Unit
Development



PUD Conditions

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Lake Padre Village Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of a 9-unit townhome development.
 - 2. Parking:** No on-street parking other than the designated spaces shall be allowed on the private right-of-way/access easement.
 - 3. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 - 4. Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).
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