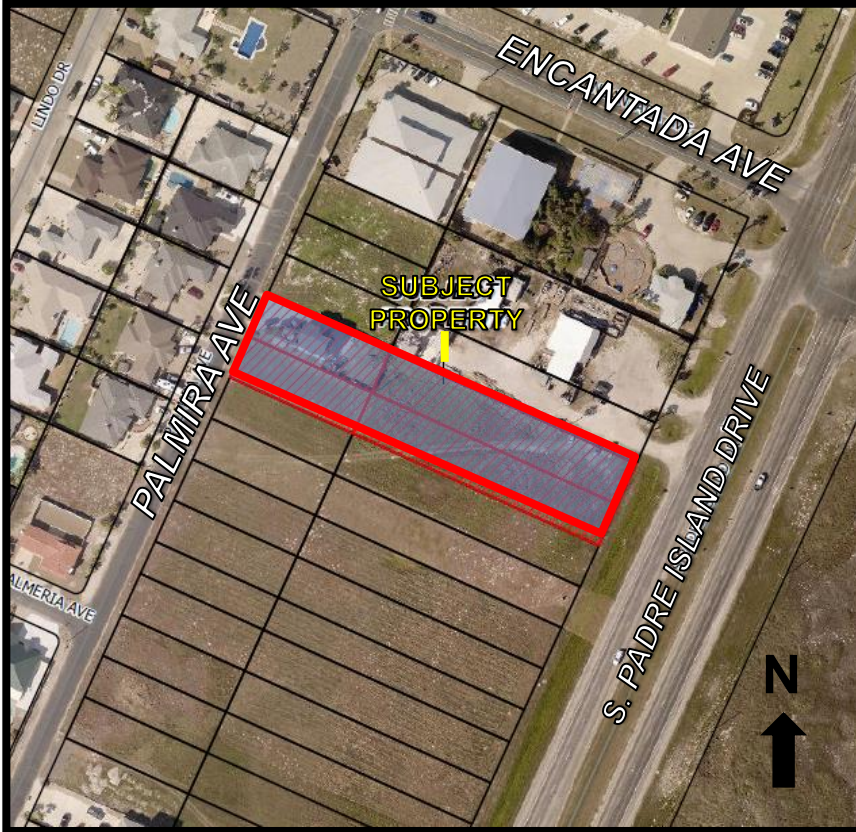


Zoning Case 0623-02



**Ron and Vanessa LLC, III &
TRR Development, LLC**

DISTRICT 4

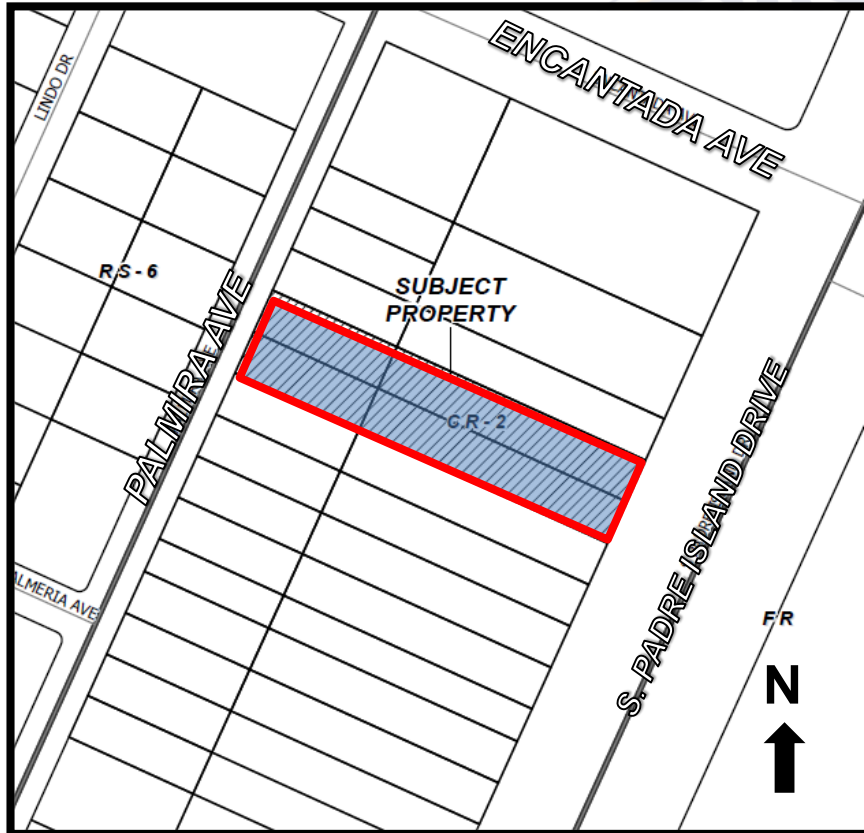
**Rezoning for a properties at
15821, 15826 S. Padre Island Drive &
15822, 15826 Palmira Drive**

From “CR-2/IO” to “CR-2/IO/PUD”



City Council
August 8, 2023

Zoning and Land Use



Proposed Use:

To allow for the development of a townhome community development with associated, shared amenities.

Development Plan (1.08 acres):

Proposed to include 1 existing, single-family home and/or a community center, and 8 detached townhomes.

Area Development Plan:

Padre/Mustang Island

Future Land Use Map:

Medium-Density Residential, Commercial

Existing Zoning:

“CR-2/IO” Resort Commercial with the Island Overlay

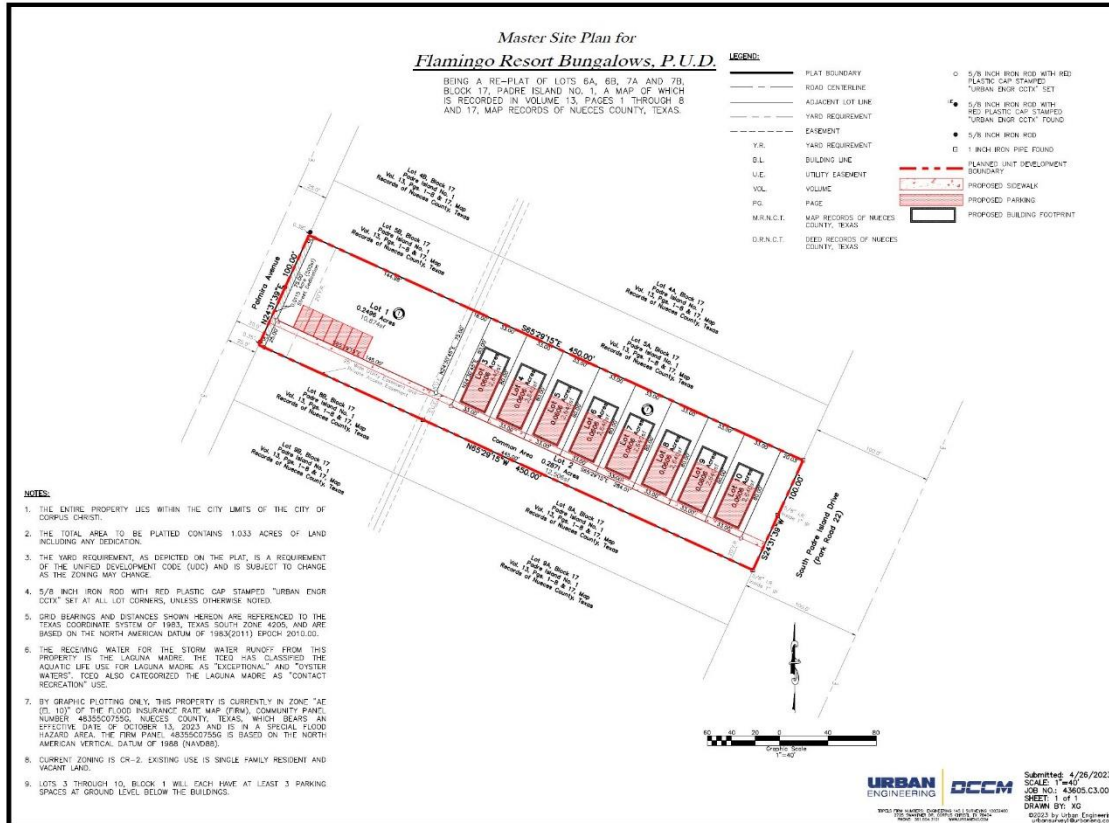
Adjacent Land Uses:

- North: Commercial and Vacant, Zoned “CR-2/IO”
- South: Vacant, Zoned “CR-2/IO”
- East: Park Uses, Zoned “FR”
- West: Low-Density Residential, Zoned “RS-6”

PUD Development Plan

- Background: Staff and the applicant had the opportunity to meet and discuss the unique challenges of the proposed PUD and worked together on proposed revisions.
- The subject properties are a total of 1.08 acres in size for a proposed townhouse community with shared amenities.
- The existing single-family home will remain with the opportunity to be used as a community center in the future, or potentially replat and add a community center to Lot 1.
- The PUD proposes 8 individual, detached townhomes.
- Each proposed townhome will have direct access to Palmira Avenue and South Padre Island Drive via a private access easement.

Proposed Master Site Plan



PUD Lot 1

Lot 1			
Proposed Use: Existing Single-Family Home and/or a Community Center.			
Development Standards	UDC Requirements "CR-2" District	Proposed PUD Standards	Deviation
Minimum Lot Area	6,000 sq/ft	2,600 sq/ft	<u>YES</u>
Minimum Lot Width	50'	30'	<u>YES</u>
Minimum Building Separation	10'	7'*	<u>YES</u>
Minimum Side Yard	10' Single, 20' (Total)	3.5'*	<u>YES</u>
Minimum Rear Yard	10'	0'	<u>YES</u>
Sidewalks – 5' wide sidewalk along Palmira Drive, no sidewalk along South Padre Island Drive (Park Road 22)			
NOTE: Lot 1 shall be allowed to be re-platted without a PUD amendment, to create no more than one additional lot that meets the same requirement as Lots 3 through 10, Block 1, as set forth in this PUD document. Lot 1 shall allow for single-family use and/or a community center. If the land use changes to include a community center, required parking will need to be met. Any change in use, other than what has been specified in this document, may require a PUD amendment.			
*Subject to Building Separation Requirements.			

PUD Lot 2

Lot 2			
Proposed Use: Private Access Road and drainage utilities. Retention areas to serve as community amenities and will be landscaped with trees and include seating, barbeque pits, shade structures, decks, porches, swimming pools, gazebos, etc. for the enjoyment and benefit of Flamingo Resort Bungalows, P.U.D. Community.			
Development Standards	UDC Requirements “RS-TH” District	Proposed PUD Standards	Deviation
Minimum Lot Area	2,600 sq/ft	Private Access Road – 9,000 sq/ft, Retention Pond Areas (combined) – 2,325 sq/ft.	YES
Minimum Lot Width	50'	None	YES
Minimum Street Yard	10'	0'	YES
Maximum Building Height	45'	None	YES
Parking Requirement	2	0' (N/A)	YES
Private access road shall be maintained and have a minimum 20' street section for tenant and emergency vehicle access.			
Private access road shall have an entrance on South Padre Island Drive (Park Road 22) in addition to a Palmira Avenue entrance and shall be evidenced by a TxDOT permit.			
The placement of improvements will be within the limits of individual lots and setbacks and outside of easements except for fences, paving, and landscaping.			

PUD Lots 3-10

Lots 3-10			
Proposed Use: Eight (8) One-Unit, Detached Townhomes with garage/storage on the first floor.			
Development Standards	UDC Requirements "RS-TH" District	Proposed PUD Standards	Deviation
Description of Townhomes (Table 4.4.4)	Townhomes are defined as two or more attached single-family units where the units are lined up in a row and have abutting side walls.	Individual, detached townhouse units (8)	YES
Minimum Lot Width	50'	30'	YES
Minimum Yard Requirements	Street Yard – 10' Side Yard – 5'	Street Yard – 0' (Private Access Easement" Side Yard – 3.5'*	YES
Minimum Building Separation	10'	7'*	YES
Maximum Building Height	45'	None	YES
Allowed Improvements: Residential structures, support structures including decks, porches, sidewalks, pavement, fencing, and landscaping.			
Short-Term Rentals: Will be allowed, specific language will be described in the HOA document.			
Subject to building Separation Requirements			

Public Notification

28 Notices mailed inside 200' buffer
5 Notice(s) mailed outside 200' buffer

Notification Area



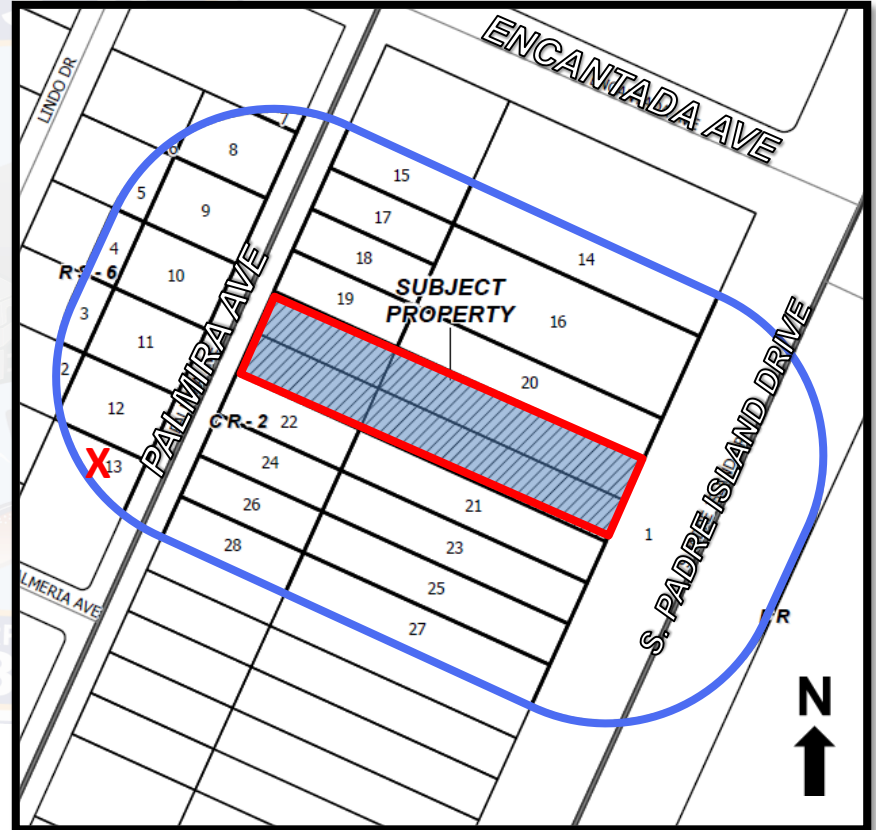
Opposed: 1 (1.2%)
Separate Opposed Owners: 1



In Favor: 0 (0.00%)



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



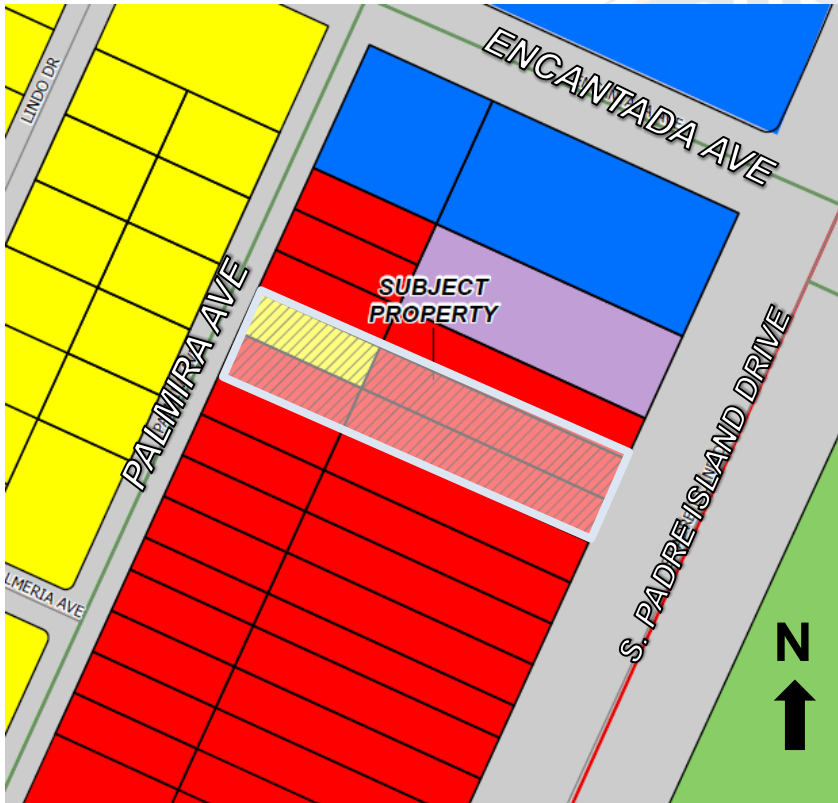
Staff Analysis And Recommendation

- The proposed PUD meets the applicability criteria and the review criteria for PUDs as defined by the UDC.
- The proposed PUD is partly consistent with the Future Land Use map as the subject property has both medium-density residential (~25%) AND commercial (~75%) uses planned.
- TRC comments regarding sidewalks along Palmira Avenue have been adequately addressed.
- The proposed PUD meets the fundamental review criteria for both the zoning map amendment and the master site plan such as being in conformity with the comprehensive plan, providing cultural or recreational amenities, providing innovative use of land concepts, or a variety of housing types.

PLANNING COMMISSION & STAFF RECOMMENDATION (June 14, 2023):

Approval of the change of zoning from the “CR-2/IO” Resort Commercial 2 District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and a Planned Unit Development.

Future Land Use Map



Medium-Density
Residential



Commercial

