



Zoning Case #0219-04 SCCBH, LLC.

**Rezoning for a Property at
213 Kleberg Place**

From “CR-1” To “CR-3”

**Planning Commission
November 13, 2019**

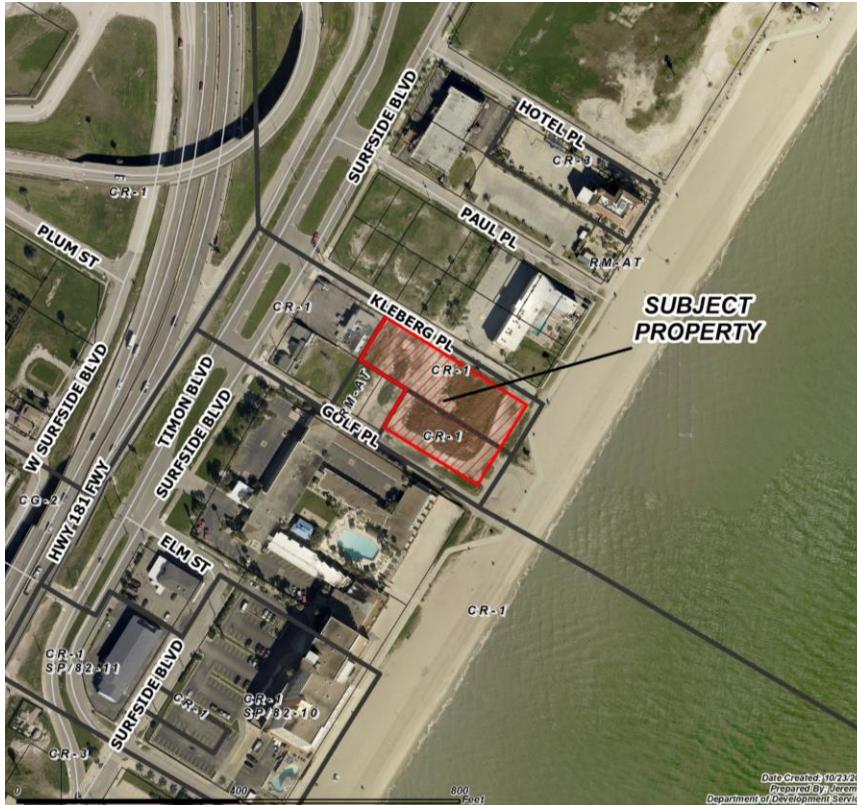


Aerial Overview





Subject Property at 213 Kleberg Place





Land Use

Existing Land Use



Future Land Use



White	Vacant	Yellow	Low Density Residential	Red	Commercial	Yellow	Medium Density Residential	Blue	Government		
Orange	Medium Density Residential	Green	Park	Blue	Public/Semi-Public	Pink	Mixed Use	Light Green	Permanent Open Space	Light Yellow	Low Density Residential



Subject Property, North on Golf Place





Subject Property, South on Kleberg Place





Kleberg Place, East of Subject Property





Golf Place, West of Subject Property





Public Notification

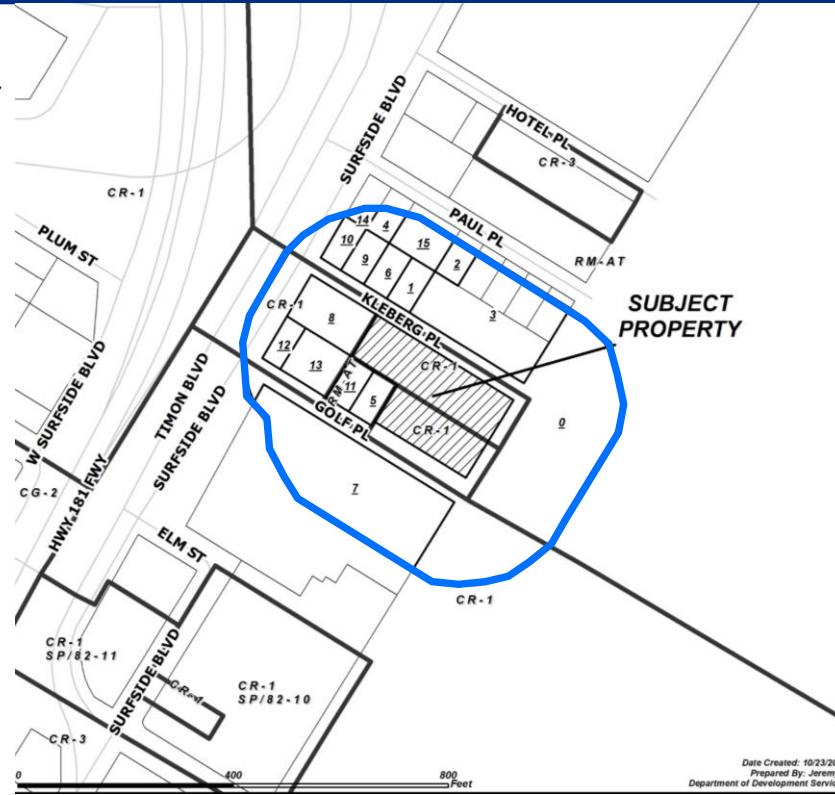
15 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

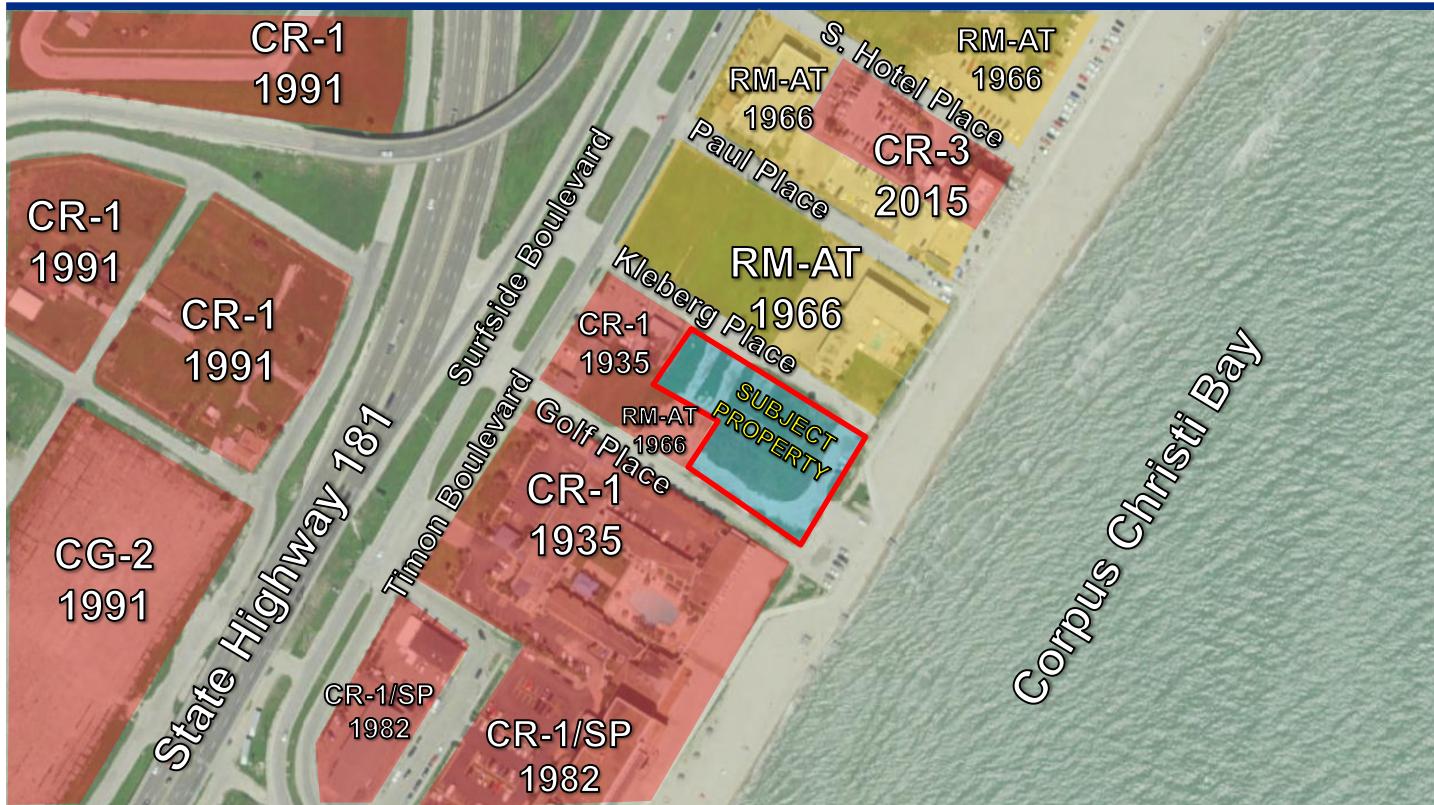


In Favor: 0



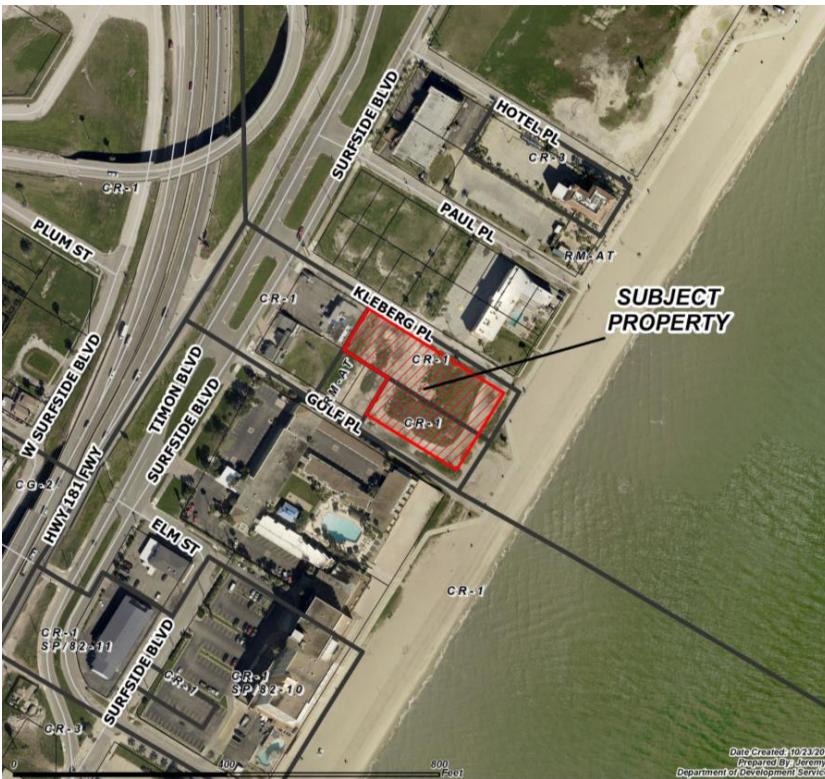


Zoning Pattern





UDC Requirements



Buffer Yards:
CR-3 to RM-AT:
Type A: 10' & 10 pts.

Setbacks:
Street: 10 feet
Side/Rear: 0 feet

Parking:
1 per room

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Multifamily,
Offices, Medical, Restaurants,
Retail, Bars, and Hotels.



Utilities



Water:
6-inch ACP

Wastewater:
8-inch VCP

Gas:
2-inch Service Line

Storm Water:
24-inch Line



Staff Recommendation

Approval of the
“CR-3” Resort Commercial District