



Zoning Case #1119-02 H&P North Beach, LLC.

**Rezoning for a Property at
202, 229, and 230 Kleberg Place**

From “RM-AT” To “CR-3”

Planning Commission
November 13, 2019

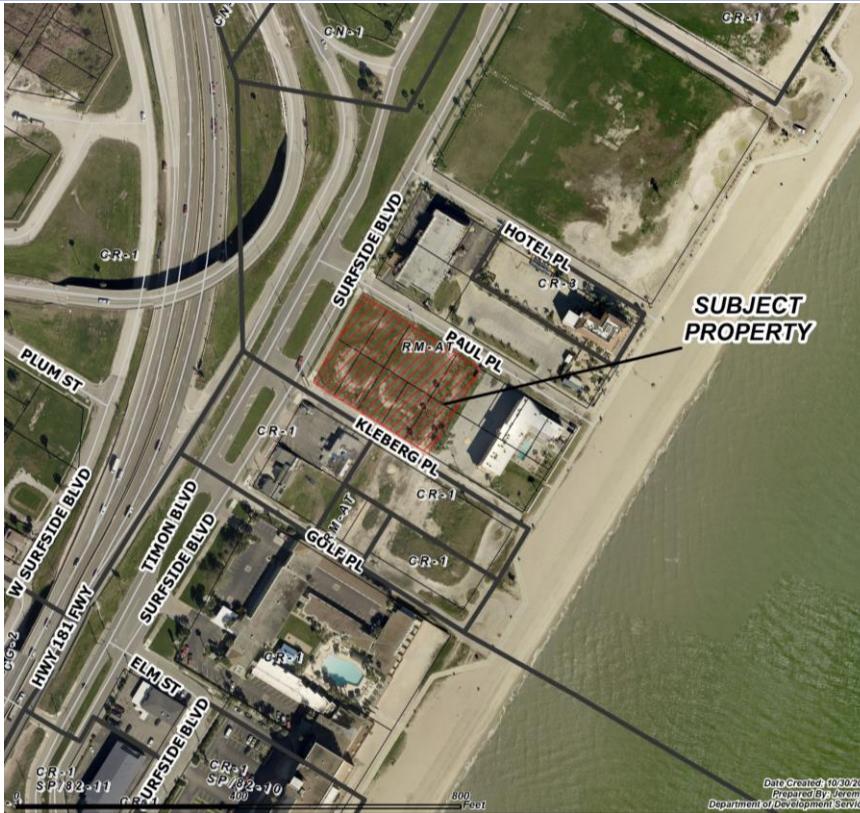


Aerial Overview





Subject Property at 202 Kleberg Place



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Land Use

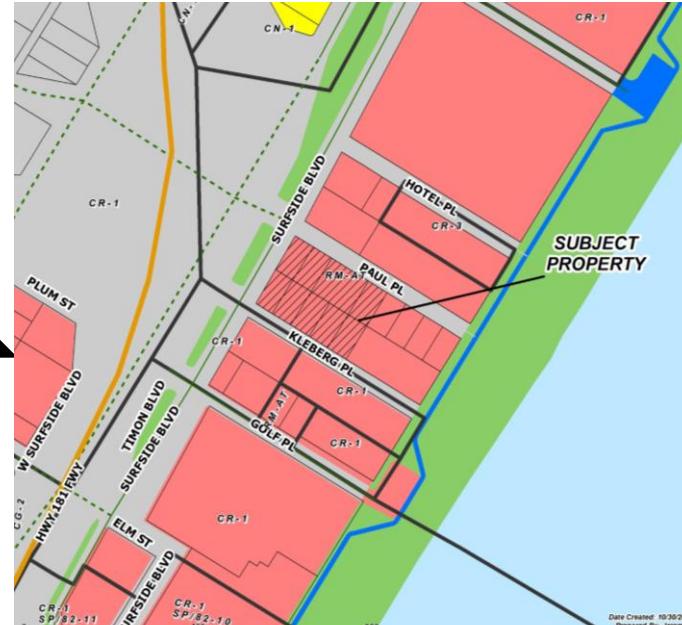
Existing Land Use



Legend for Existing Land Use:

- Vacant
- Low Density Residential
- Commercial
- Medium Density Residential
- Park
- Public/Semi-Public

Future Land Use



Legend for Future Land Use:

- Medium Density Residential
- Government
- Permanent Open Space
- Low Density Residential
- Mixed Use



Subject Property, East on Surfside Boulevard





Surfside Boulevard, South of Subject Property





Surfside Boulevard, West of Subject Property





Surfside Boulevard, North of Subject Property



Subject Property



Public Notification

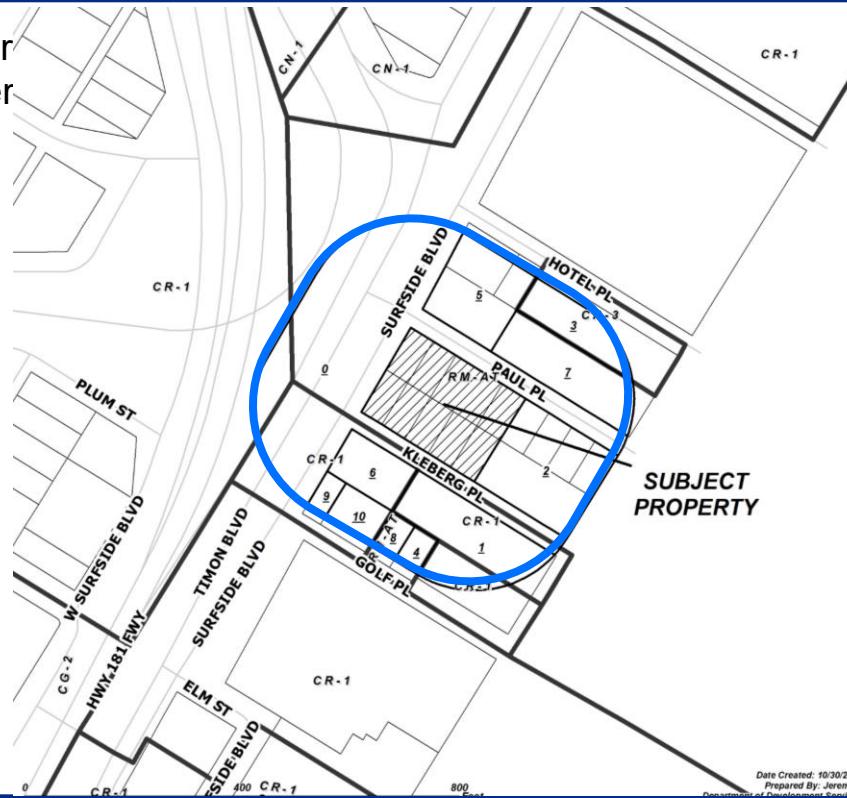
10 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

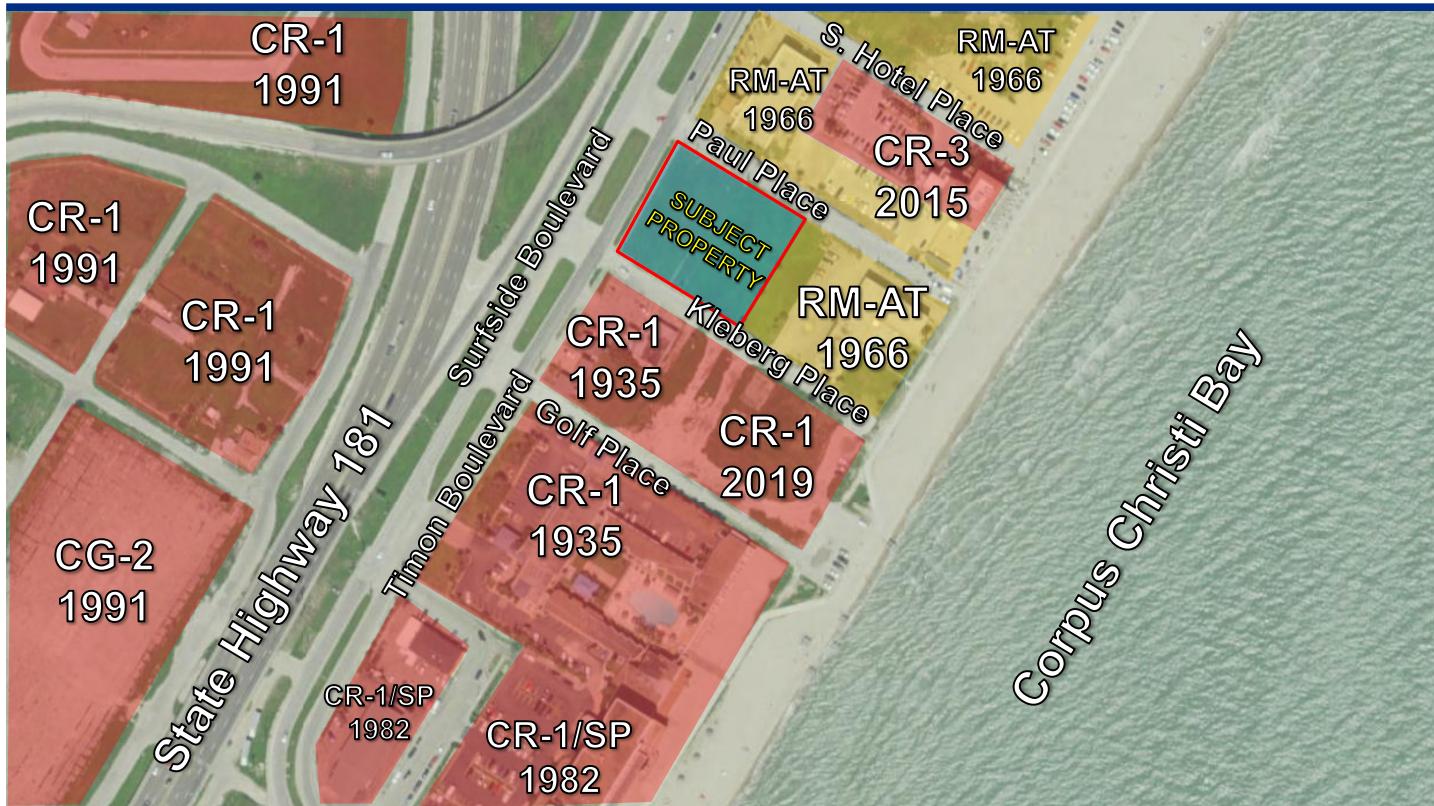


In Favor: 0





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:
N/A

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