

Zoning Case 0622-02



Diamond Beach Holdings LLC

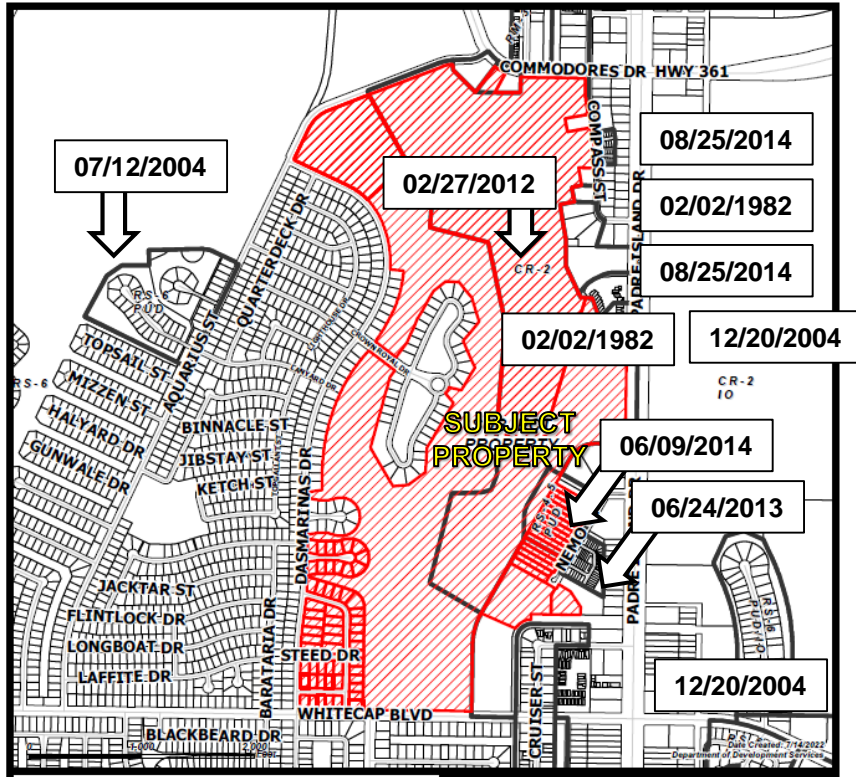
DISTRICT 4

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



Planning Commission
August 10, 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:

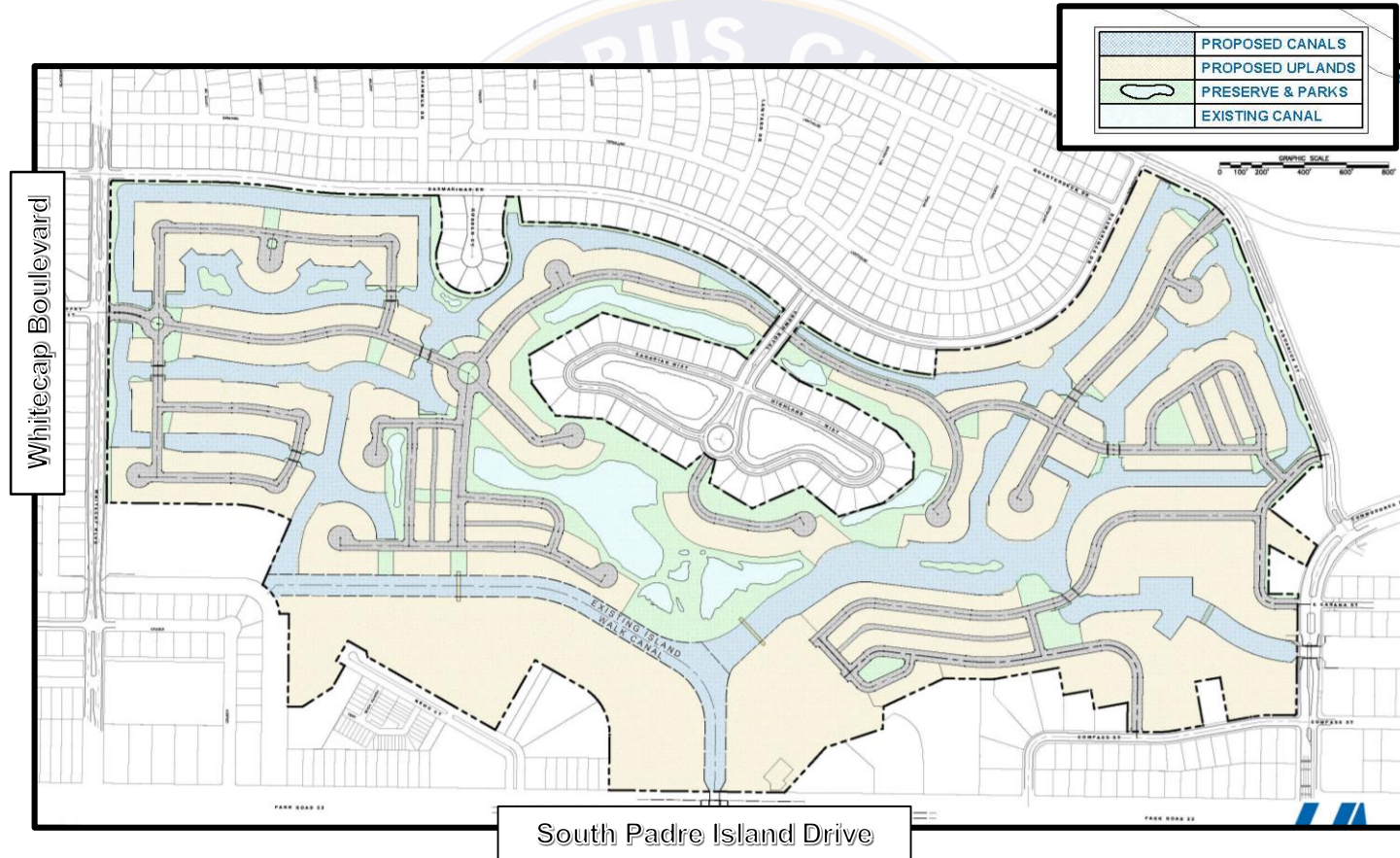
“RS-4.5” Single-Family 4.5, “RS-6” Single-Family 6, and “CR-2” Resort Commercial

Adjacent Land Uses:

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



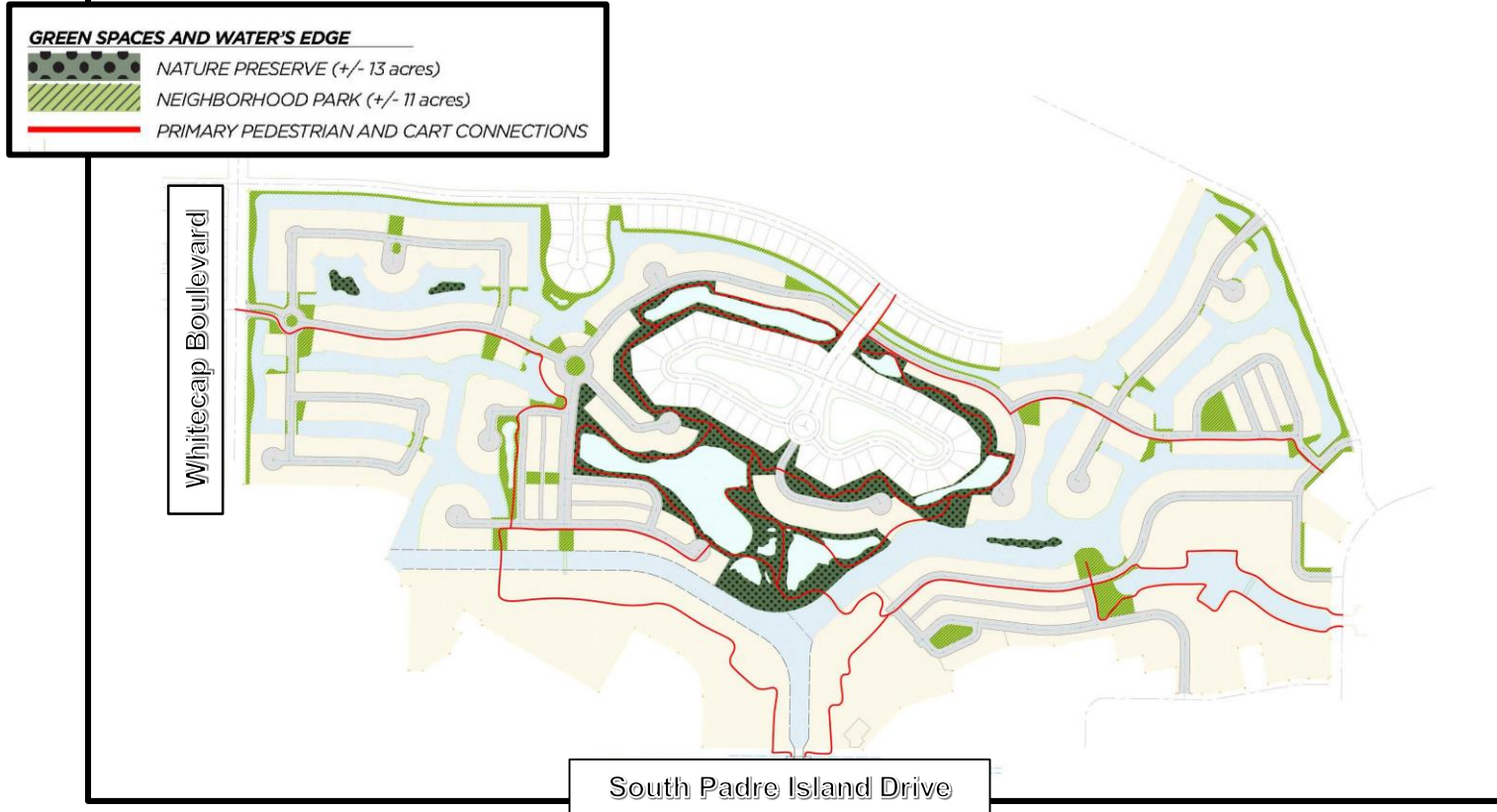
Master Site Plan



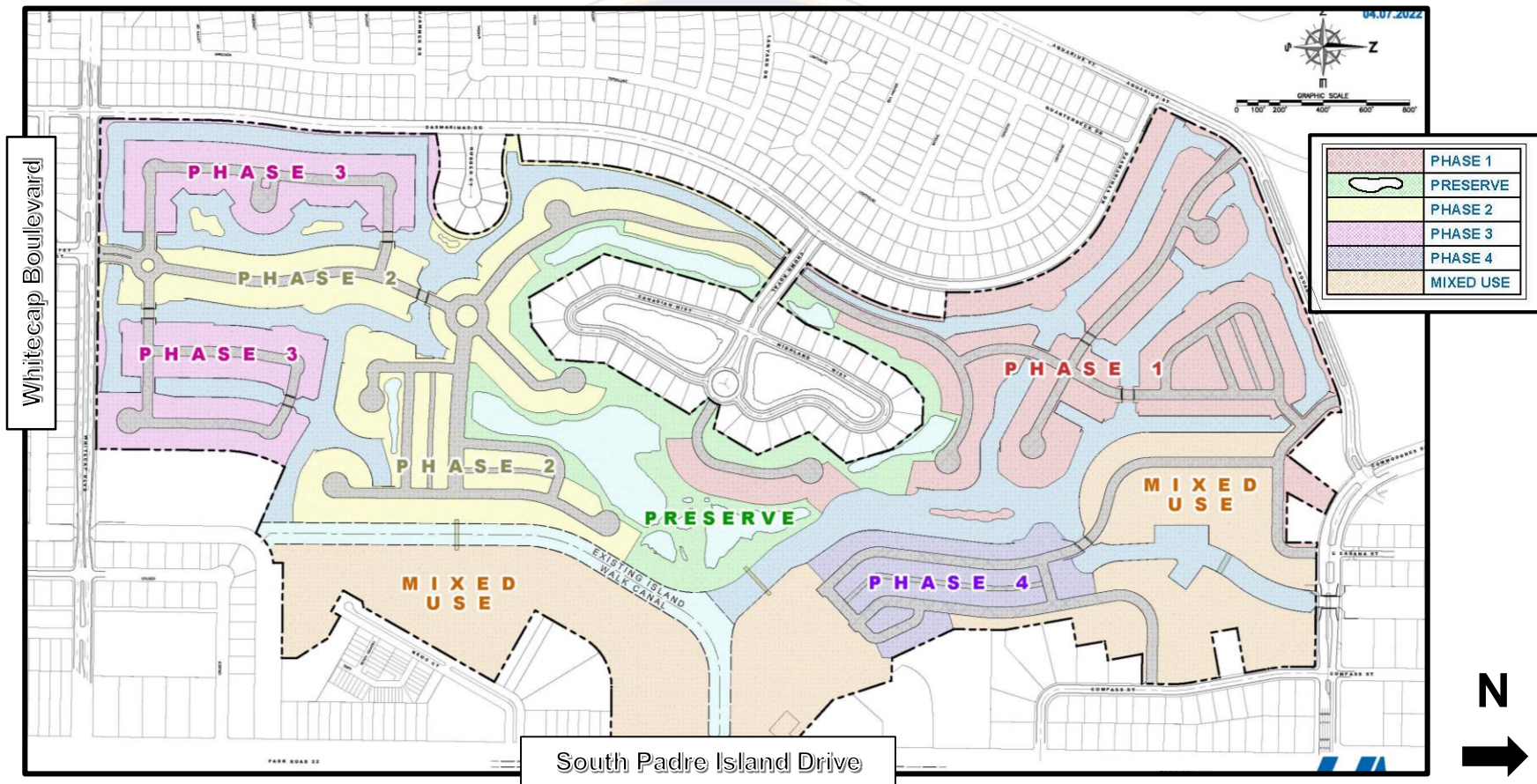
Proposed Development Overview



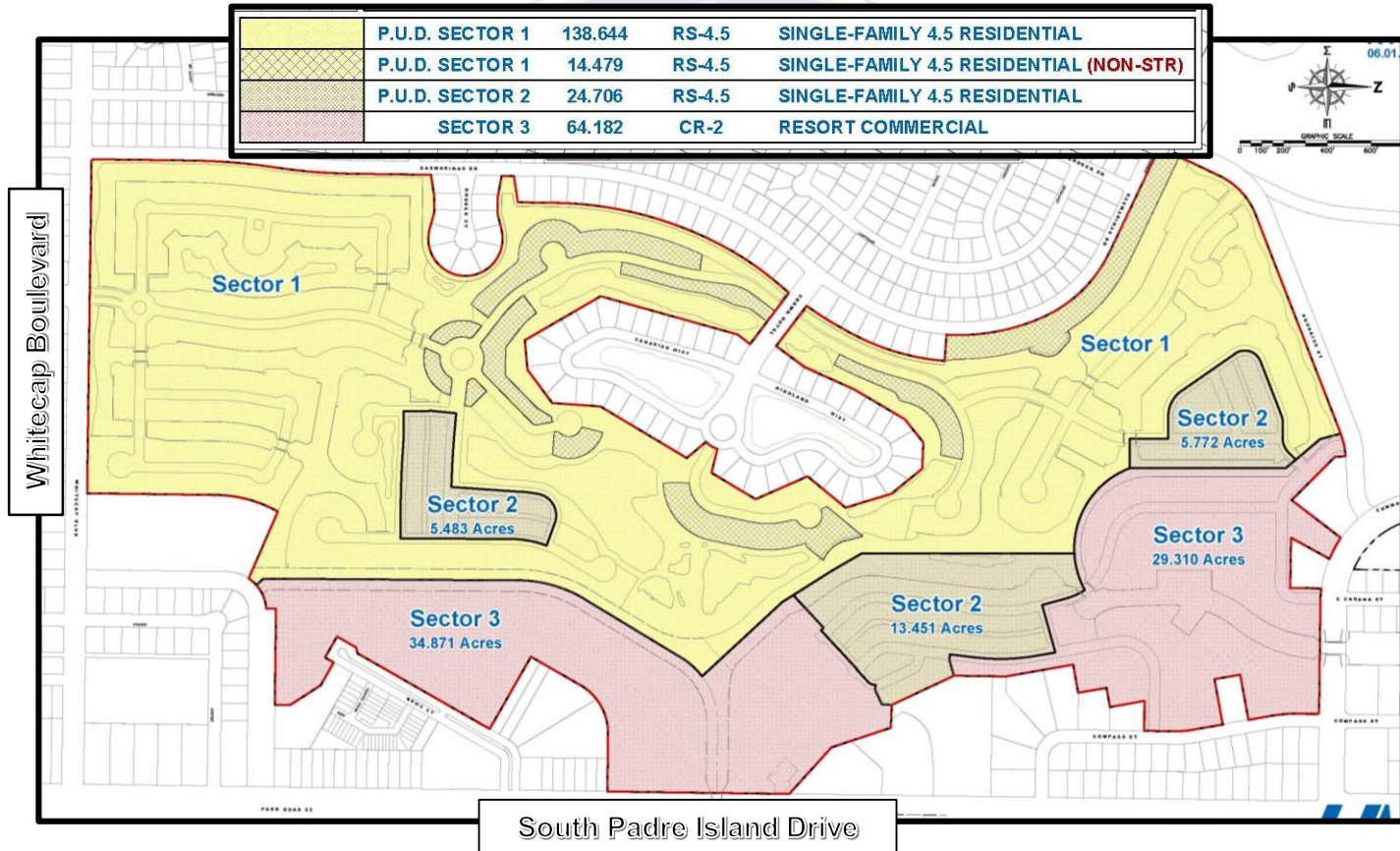
Parks and Open Space Plan

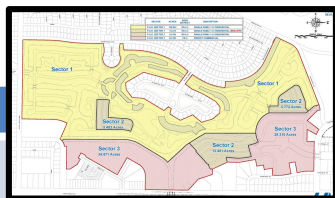


Phasing Plan



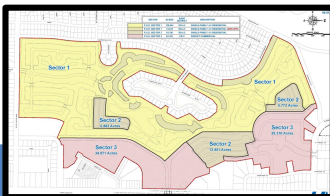
Sector Plan





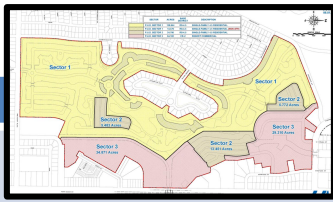
Sector 1 PUD Deviations

	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	20 FT	20/ 10 FT	20/ 10 FT	20/ 10 FT	20/ 10 FT	YES
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 (NOT BACK-TO-BACK)	SEE STREET	10 FT	10 FT	10 FT	10 FT	NO
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	20 FT	10 FT	YES
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	NO
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 DISTRICT					
	UDC “RS-TH” STANDARDS	PROPOSED “RS-TH” USE	UDC “RS-TF” STANDARDS	PROPOSED “RS-TF” USE	UDC NON-RES USE	PROPOSED NON-RES USE
LOT AREA/ SITE PER DWELLING	2,600 SF/2,200 SF /1,600 SF PER DW	2,600 SF/2,200 SF /1,600 SF PER DW	6,000 SF/3,000 SF	6,000 SF/3,000 SF		6,000 SF/3,000 SF
LOT WIDTH	26 FT/22 FT	26 FT/22 FT	50 FT	50 FT		50 FT
STREET YARD	10 FT	10 FT	20 FT	20/10 FT	20 FT	20/10 FT
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
SIDE YARD	0 FT	0 FT	5 FT	5 FT	5 FT	5 FT
CORNER YARD (BACK-TO-BACK)	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
CORNER YARD (BACK-TO-SIDE)	SEE STREET	10 FT	SEE STREET	10 FT	15 FT	10 FT
REAR YARD (INLAND)	5 FT	5 FT	5 FT	5 FT		5 FT
REAR YARD (WATERFRONT)	5 FT	5 FT	5 FT	15 FT		15 FT
MAXIMUM HEIGHT	45 FT	48 FT	45 FT	48 FT		48 FT
MAXIMUM LOT COVERAGE	MIN. 30% OPEN	NO LIMIT	MIN. 40% OPEN	NO LIMIT		NO LIMIT
RIGHT-OF-WAY WIDTH	50 FT	46 FT	50 FT	46 FT	50 FT	46 FT
STREET WIDTH (BACK-TO-BACK)	28 FT	22 FT	28 FT	22 FT	28 FT	22 FT
CURB TYPE	6” C&B	NOT REQ'D	6” C&B	NOT REQ'D	6” C&B	NOT REQ'D
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT	4 FT	4 FT

Roadway Design

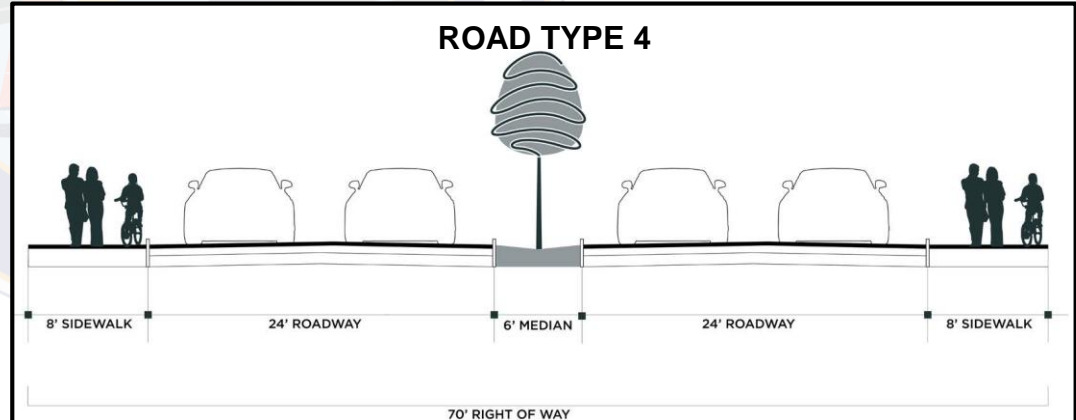
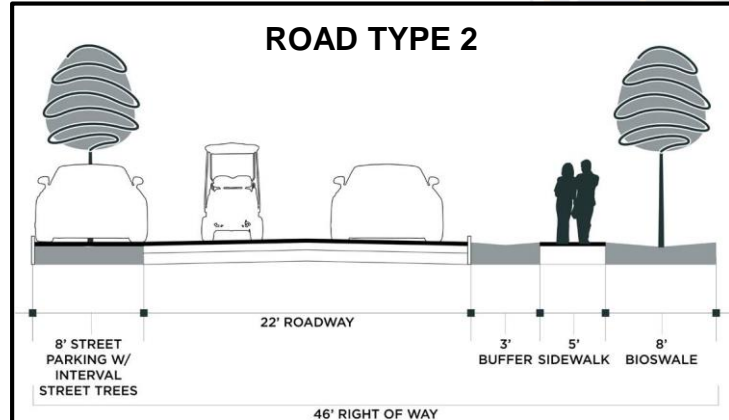
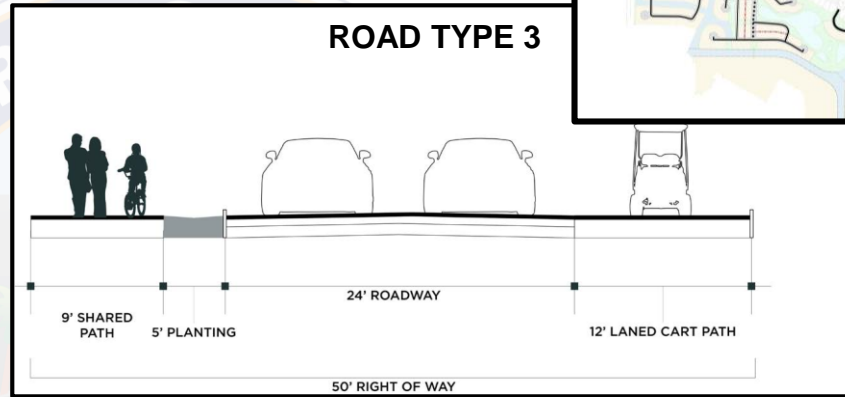
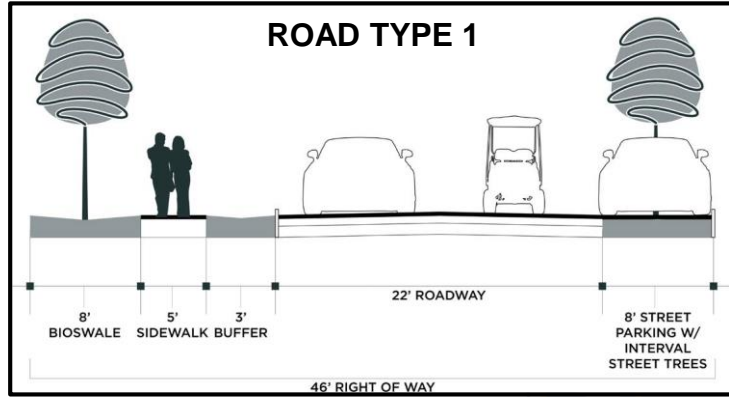
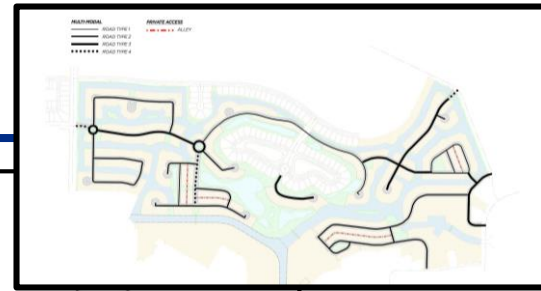


ROADWAY PLAN

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 Deviations



Public Notification

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

Notification Area



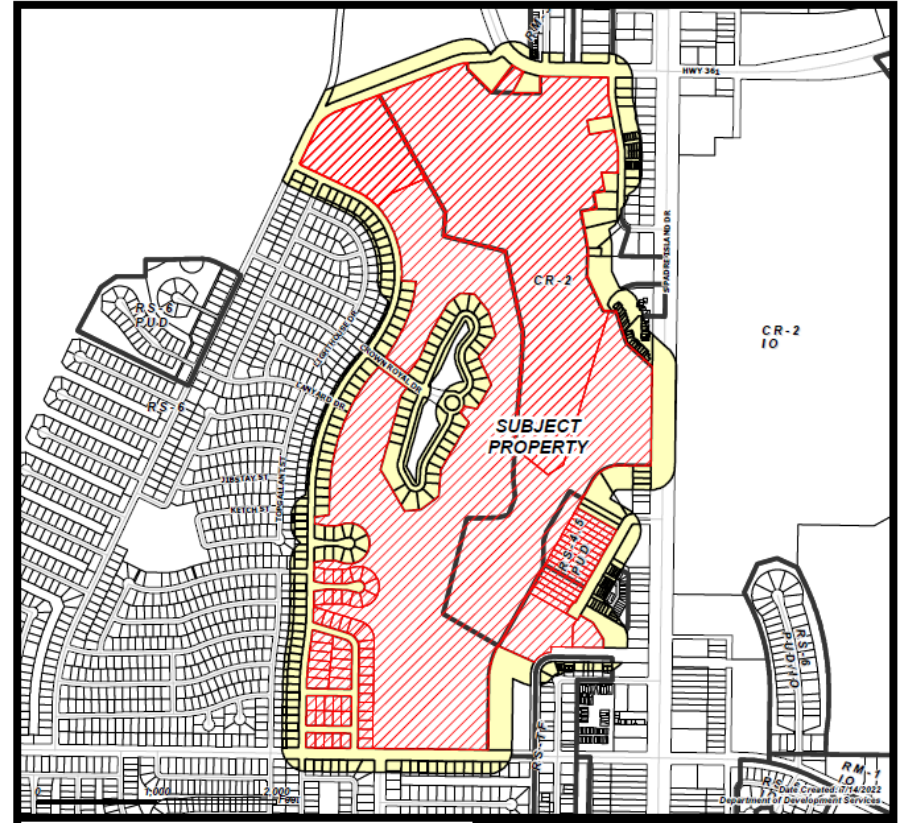
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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 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 of the Planned Unit Development Overlay to the base zoning districts.