



**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”**

Planning Commission  
October 2, 2019



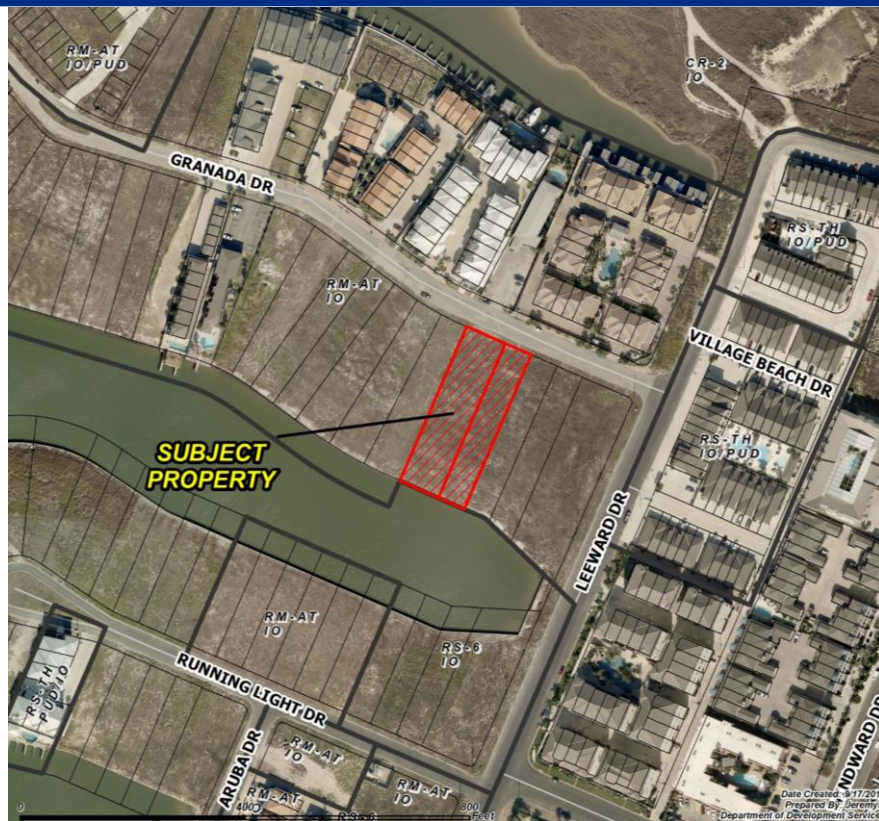
# Aerial Overview



(c) OpenStreetMap and contributors,  
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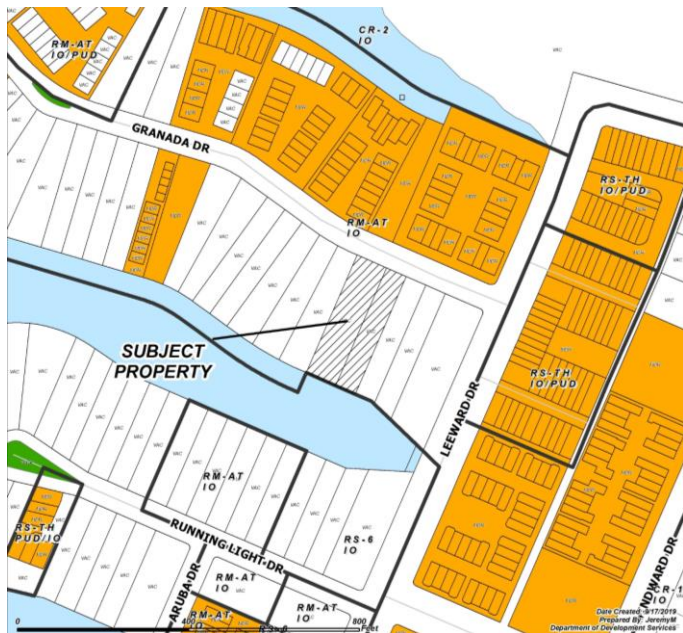
# Subject Property at 14836 Granada Drive



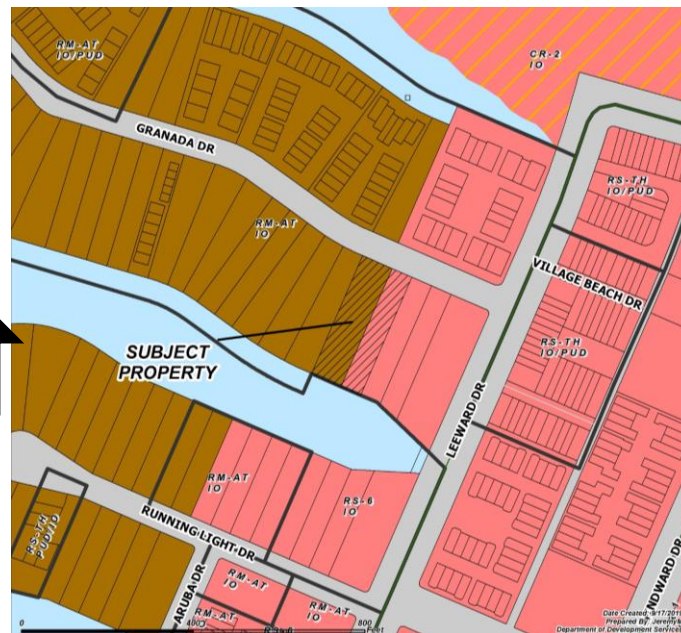


# Land Use

## Existing Land Use



## Future Land Use



Vacant



Medium Density  
Residential



Multifamily  
Residential



Mixed Uses



Planned  
Development



# Subject Property, South on Granada Drive





# Granada Drive, West of Subject Property





# Granada Drive, North of Subject Property





# Granada Drive, East of Subject Property



Subject Property



# Public Notification

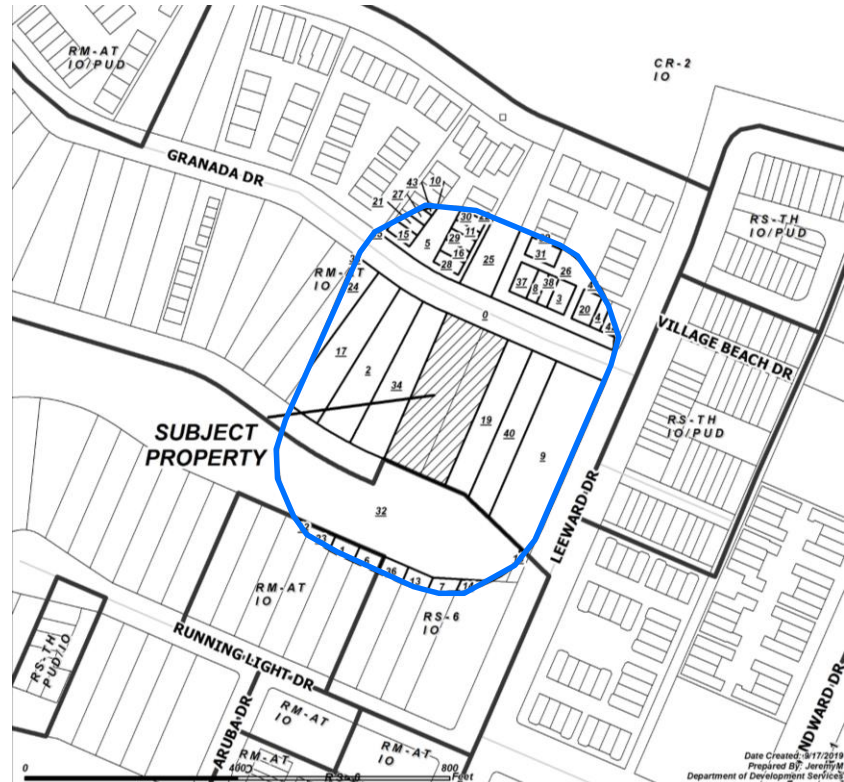
59 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)



In Favor: 0



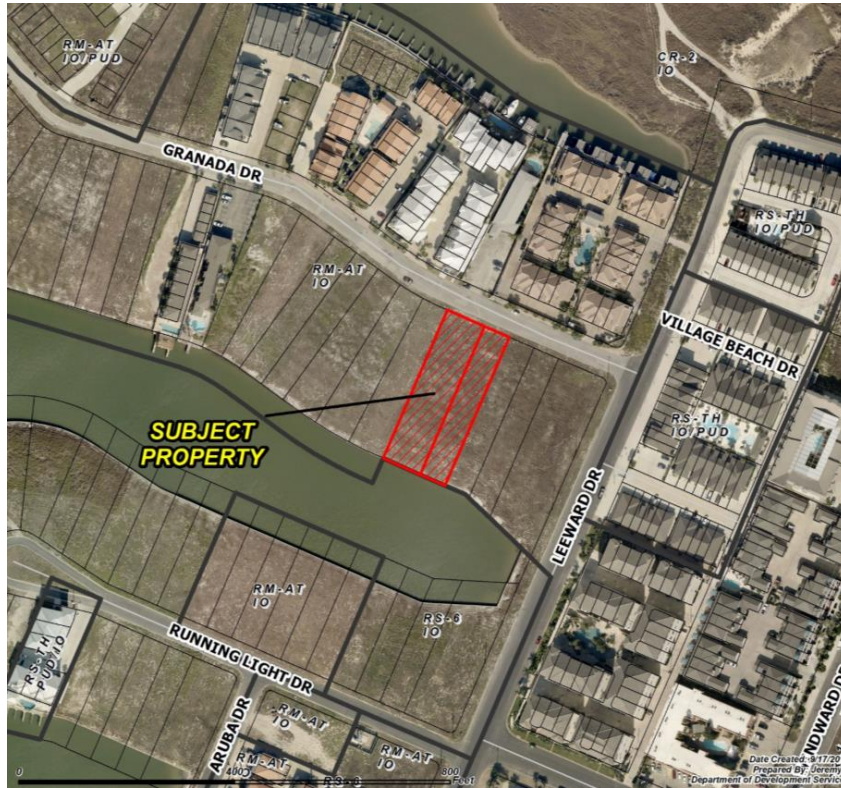


# Zoning Pattern





# UDC Requirements



Buffer Yards:  
N/A

Setbacks:  
As per PUD

Parking:  
2 spaces per unit

Uses Allowed:  
Single-Family Residential,  
Multifamily, Cottages, Day Care,  
and Overnight Accommodations



# Utilities



**Water:**  
8-inch ACP

**Wastewater:**  
12-inch VCP

**Gas:**  
2-inch Service Line

**Storm Water:**  
Canal to rear



# 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





# Staff Recommendation

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**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

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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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