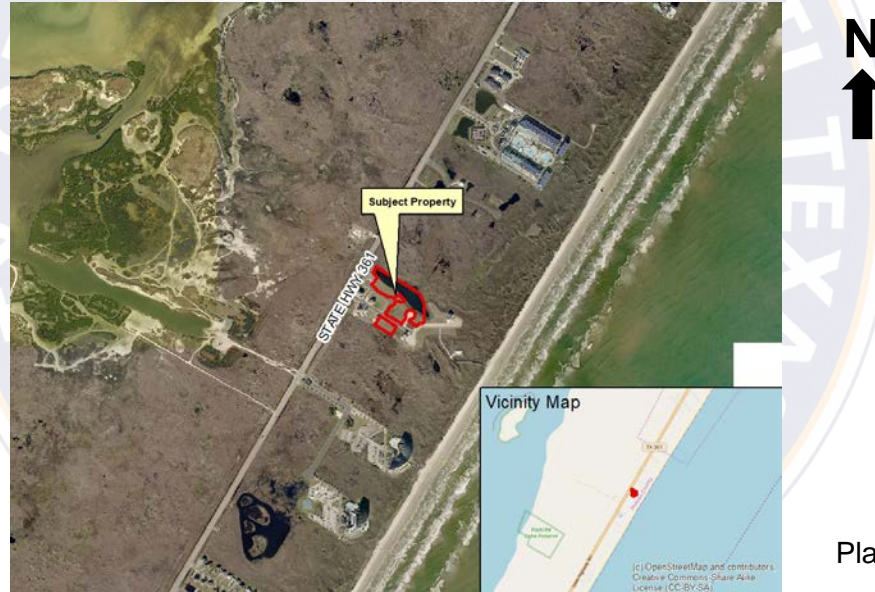


Zoning Case #0220-02

J3PV Investments, LP.
Rezoning for a Property at 113 Porto Villageo Drive
From “RM-AT” To “RS-4.5/PUD”



Planning Commission
February 25, 2020

Aerial Overview



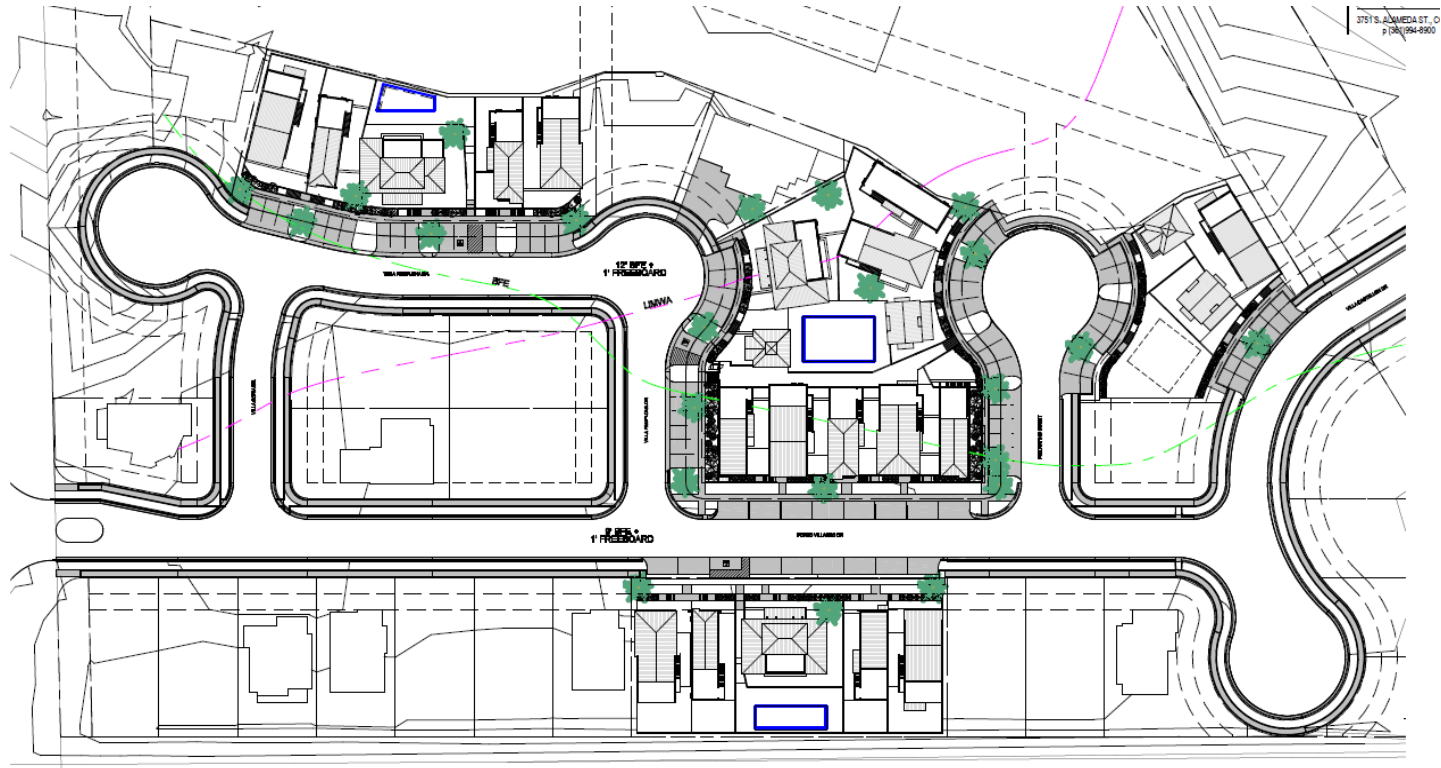
Zoning Pattern



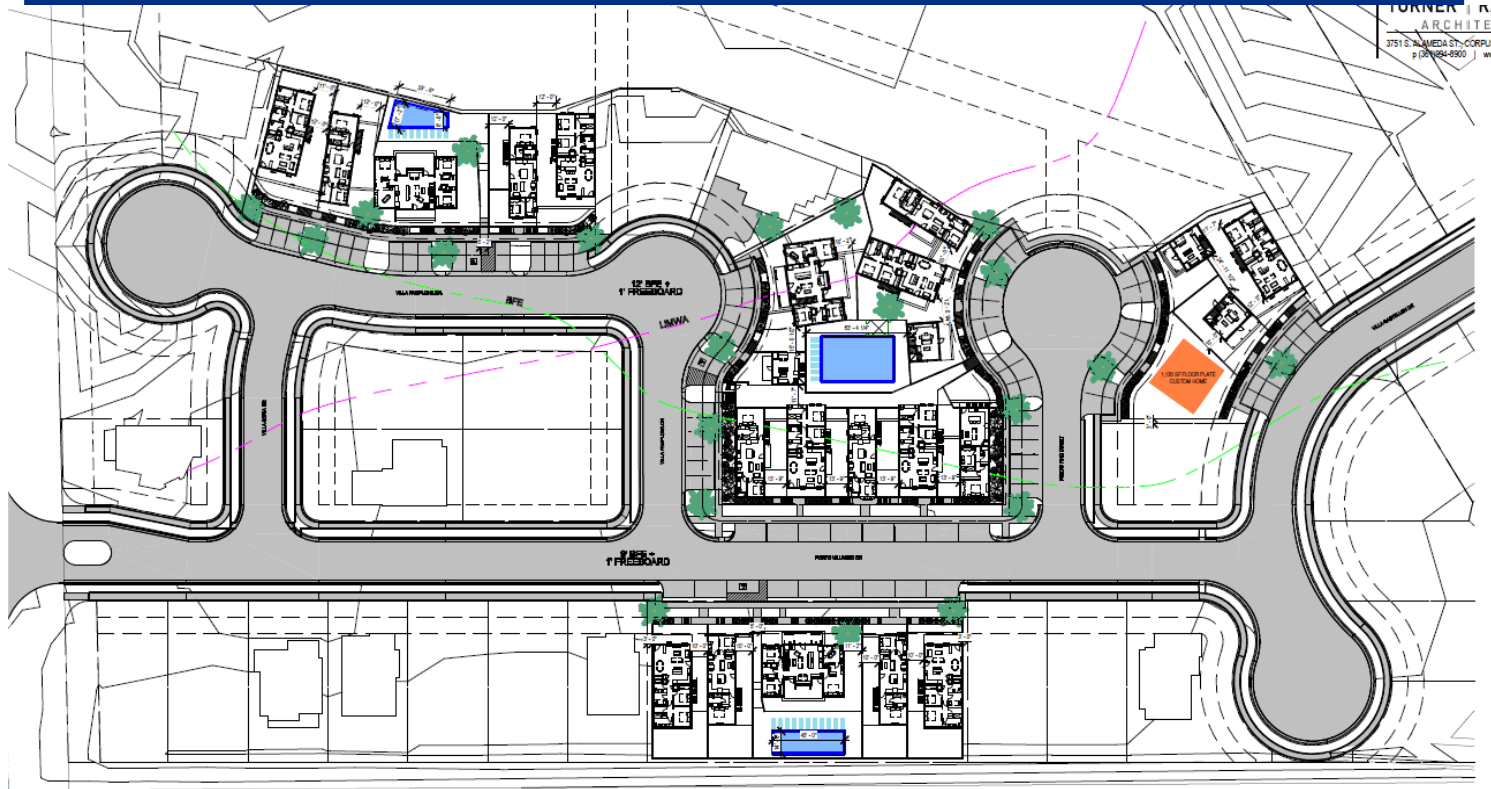
PUD Deviations

Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD	Deviation
Minimum Open Space	25%	45%	No
Minimum Lot Width	45 ft.	17 ft.	<u>Yes</u>
Minimum Lot Area	4,500 square feet	1,400 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	5 ft.	0 ft.	<u>Yes</u>
Minimum Rear Yard	5 ft.	0 ft.	<u>Yes</u>
Minimum Building Separation	10 ft.	0 ft.	<u>Yes</u>
Maximum Building Height	35 ft.	None	<u>Yes</u>
Sidewalks	5 ft. both sides	4 ft. existing (tied)	<u>Yes</u>
ROW Width	50 ft.	50 ft.	No
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6 in. curb & gutter	6 in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit	No

PUD Concepts



PUD Concepts



PUD Concepts



Utilities



Water:

Port Aransas WCID #4



Wastewater:

Port Aransas WCID #4



Gas:

N/A



Storm Water:

Roadside Inlets

Public Notification

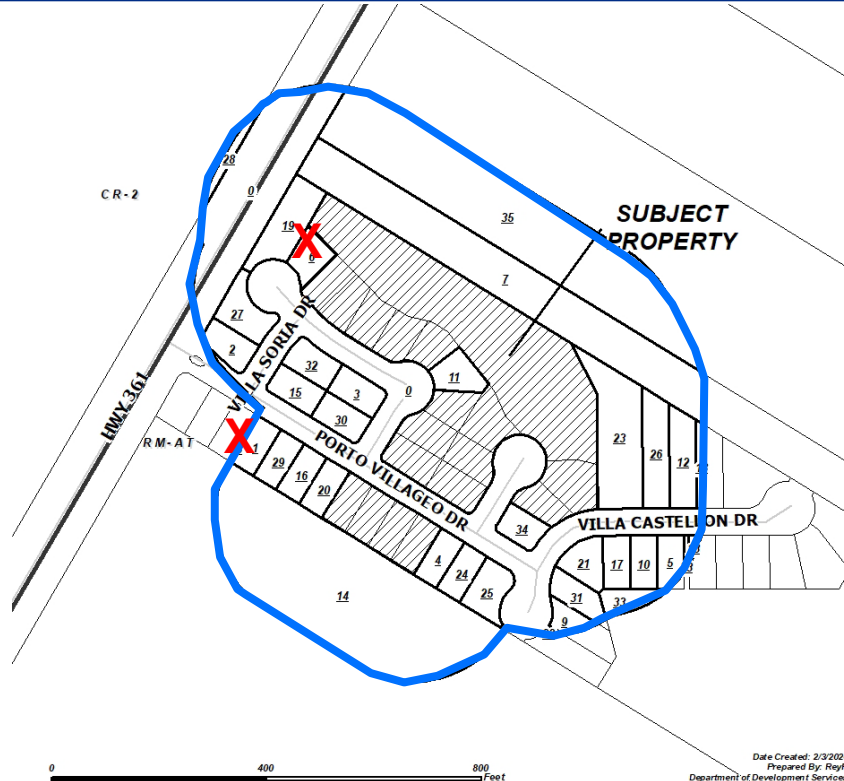
35 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 2 (0.874%)



In Favor: 1
(HOA)



Staff Recommendation

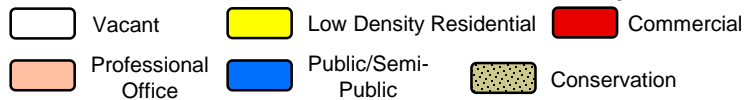
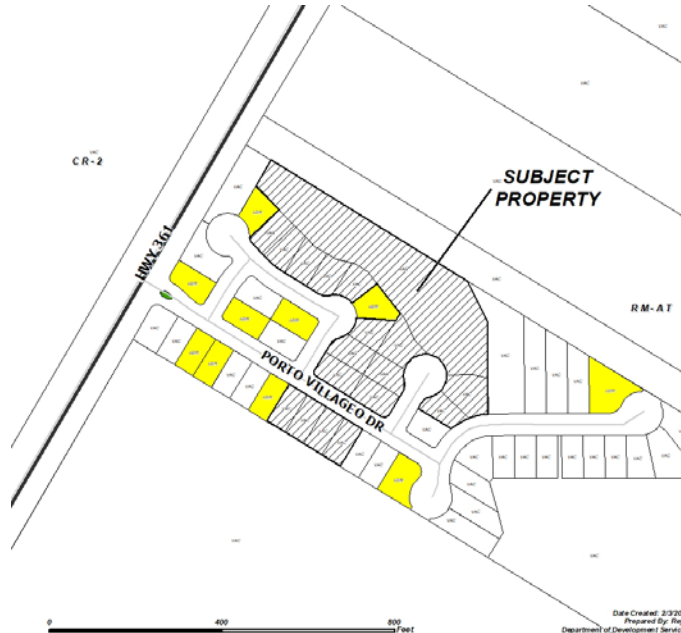
Approval of the
“RS-4.5/PUD” Single-Family 4.5 District
with a Planned Unit Development

PUD Conditions

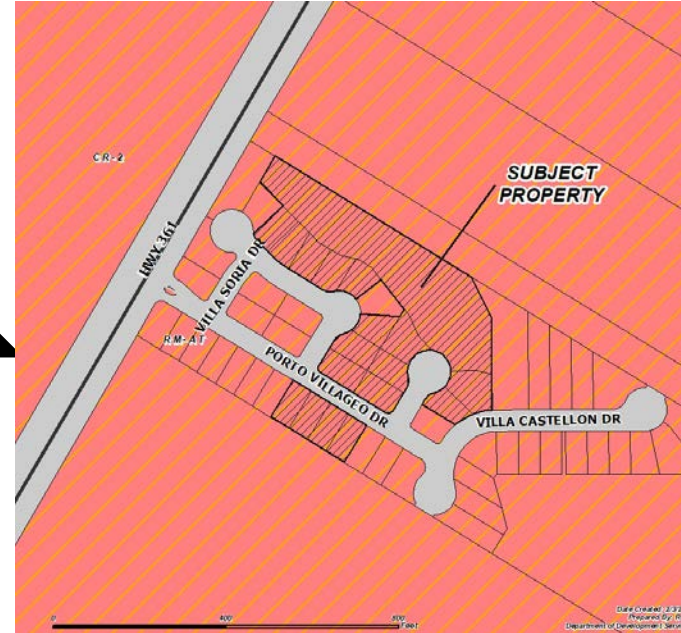
- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Porto Villageo Planned Unit Development (PUD) Guidelines and Master Site Plan.
- 2. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- 3. Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

Land Use

Existing Land Use



Future Land Use



Subject Property, East on State Highway 361



Subject Property

State Highway 361, South of Subject Property



State Highway 361, West of Subject Property



State Highway 361, North of Subject Property

