

# Zoning Case #0320-01

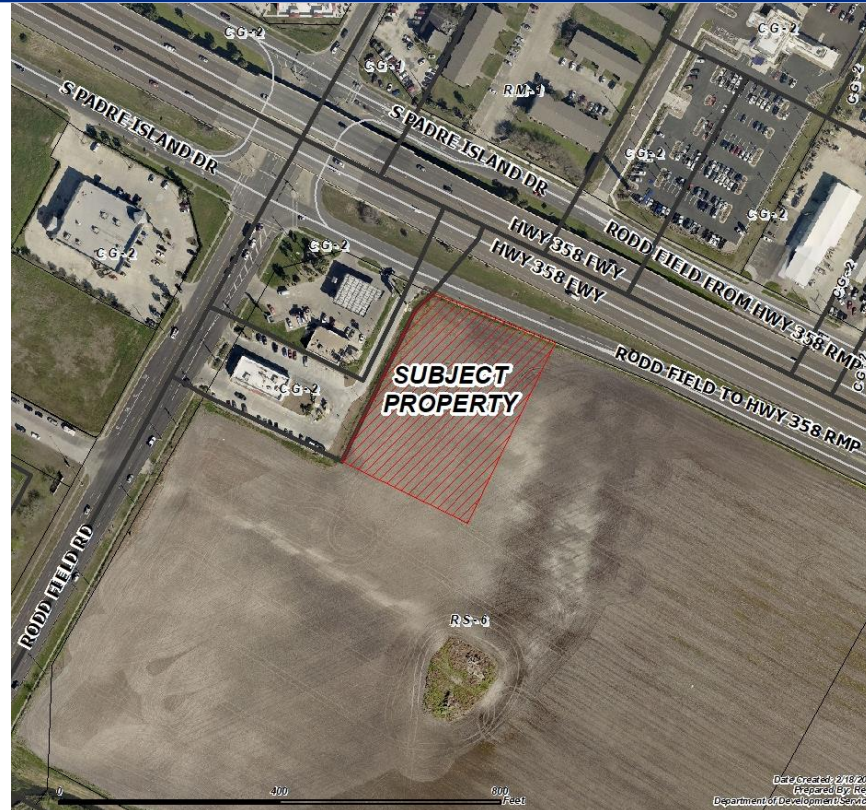
**Margo Lyn Moore**

**Rezoning for a Property at 7517 South Padre Island Drive (SH 358)  
From “RS-6” To “CG-2”**



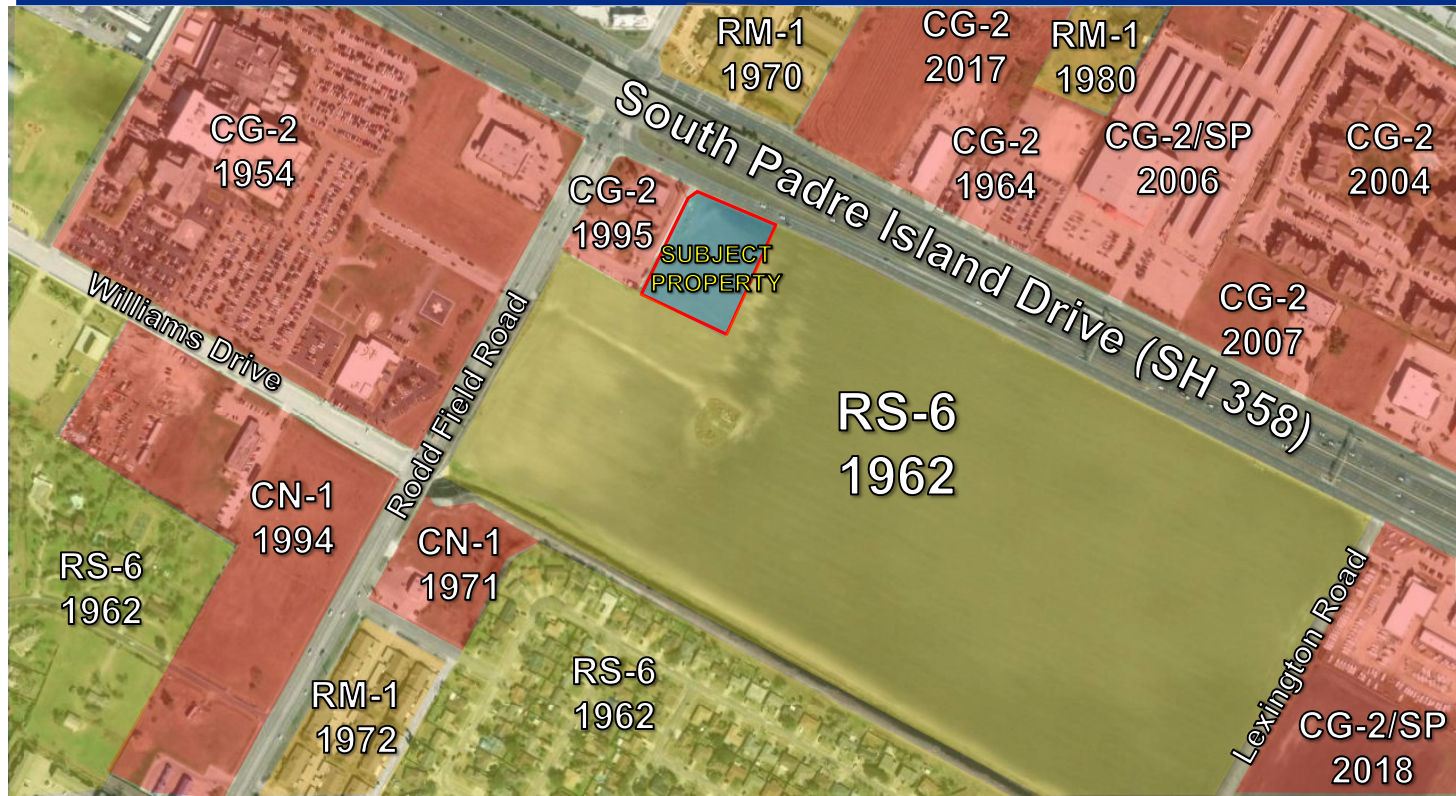
Planning Commission  
March 4, 2020

# Aerial Overview

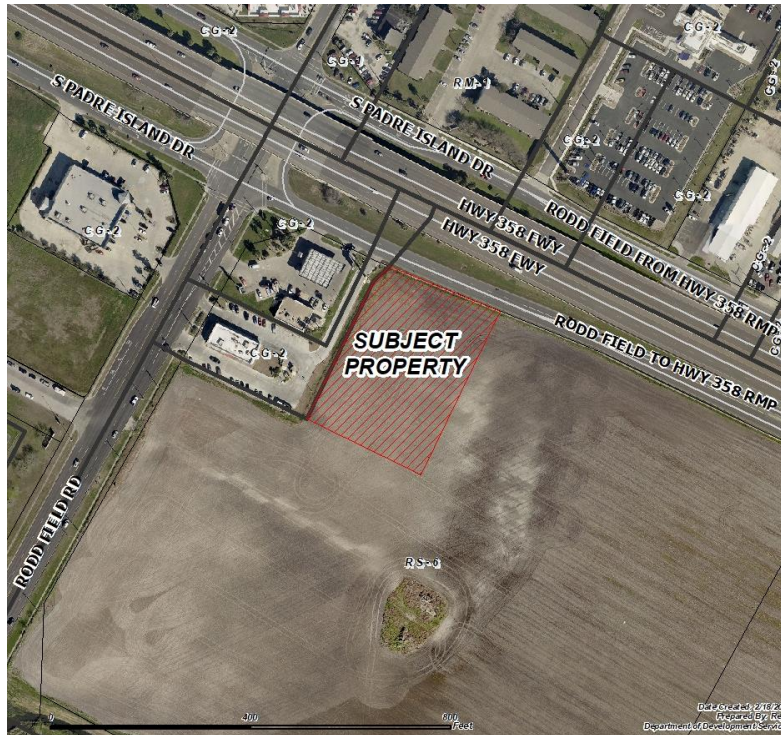




# Zoning Pattern



# UDC Requirements



Buffer Yards:  
CG-2 to RS-6: Type C: 15' & 15 pts.

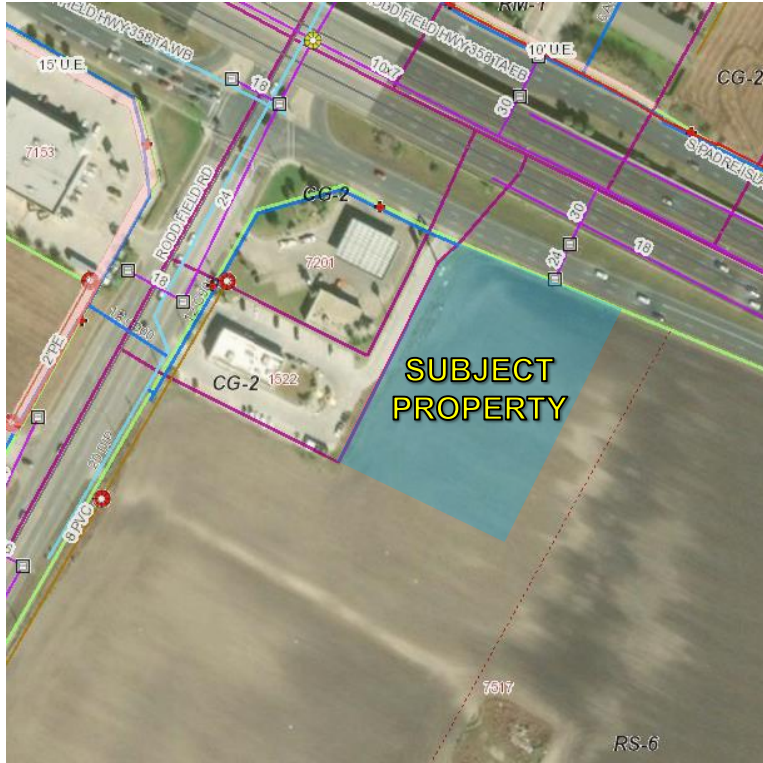
Setbacks:  
Street: 20 feet  
Side/Rear: 0 feet

Parking:  
1:250 square feet

Landscaping, Screening, and  
Lighting Standards

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

# Utilities



**Water:**  
12-inch C900



**Wastewater:**  
8-inch PVC



**Gas:**  
12-inch Service Line



**Storm Water:**  
24-inch line



# Public Notification

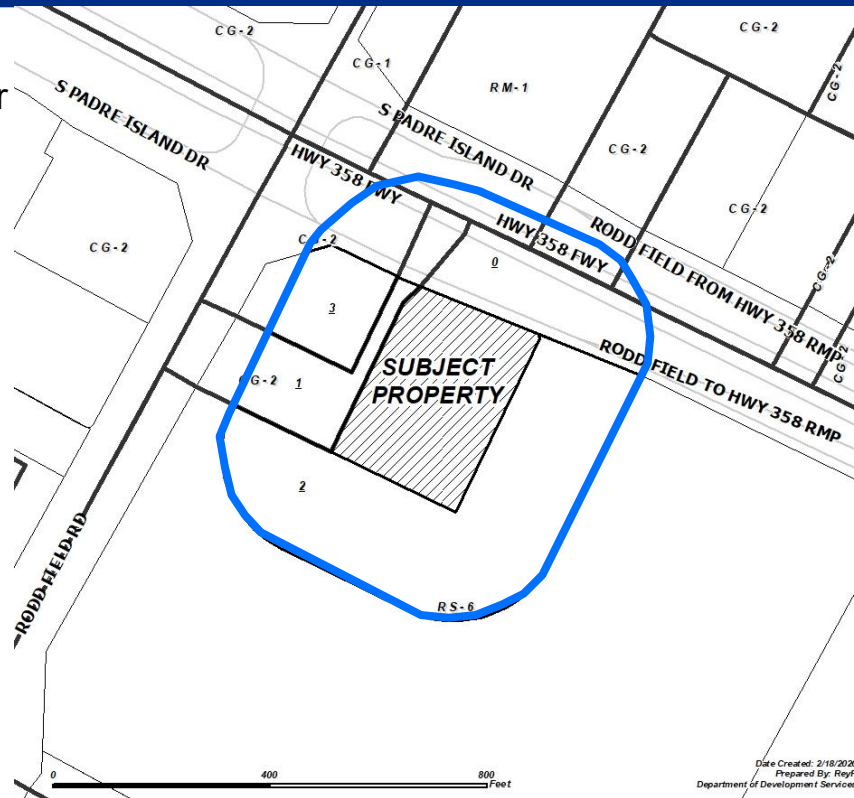
3 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)



In Favor: 0



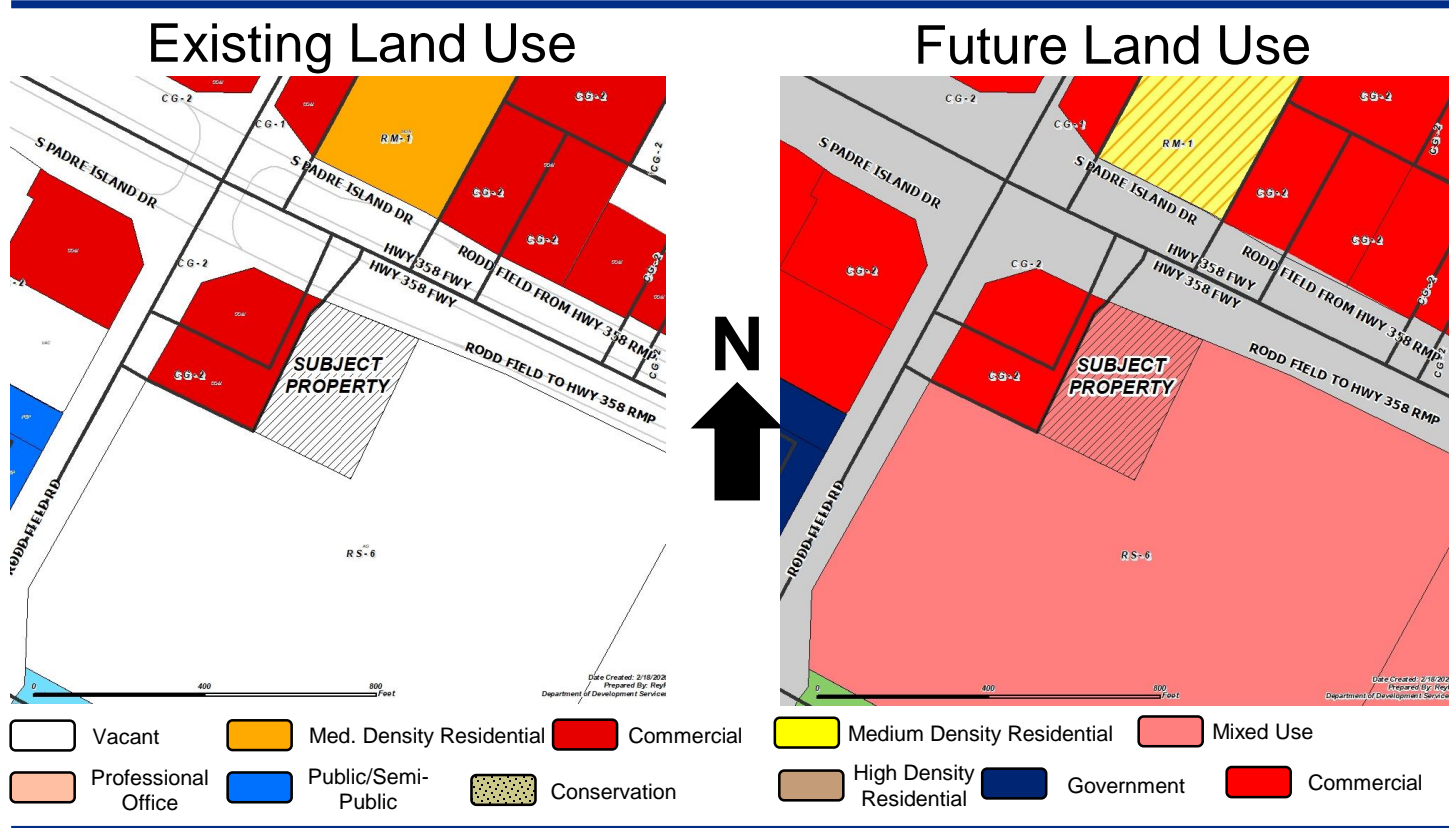
# Staff Recommendation

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**Approval** of the  
“CG-2” General Commercial District

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# Land Use





# Subject Property, South on South Padre Island Drive

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**Subject Property**

# South Padre Island Drive, West of Subject Property



# South Padre Island Drive, East of Subject Property

