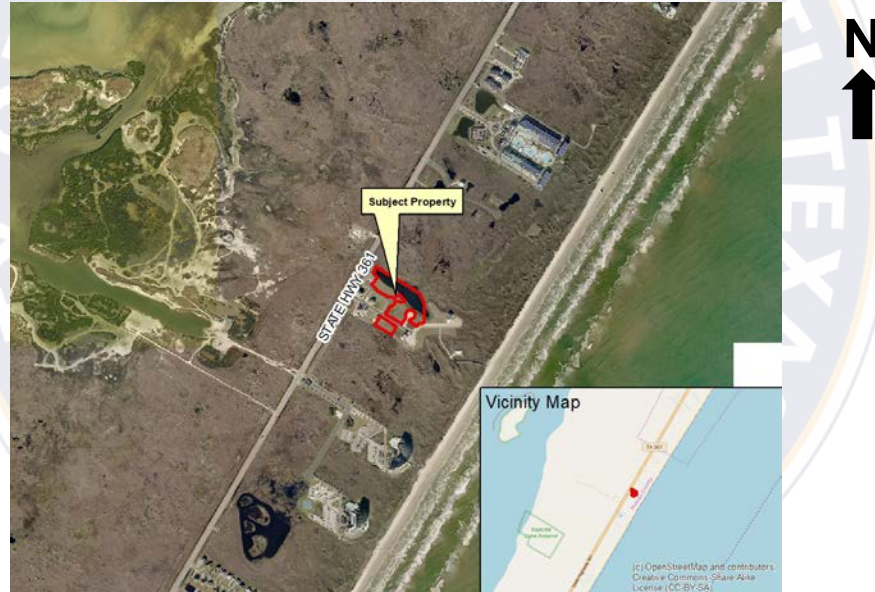


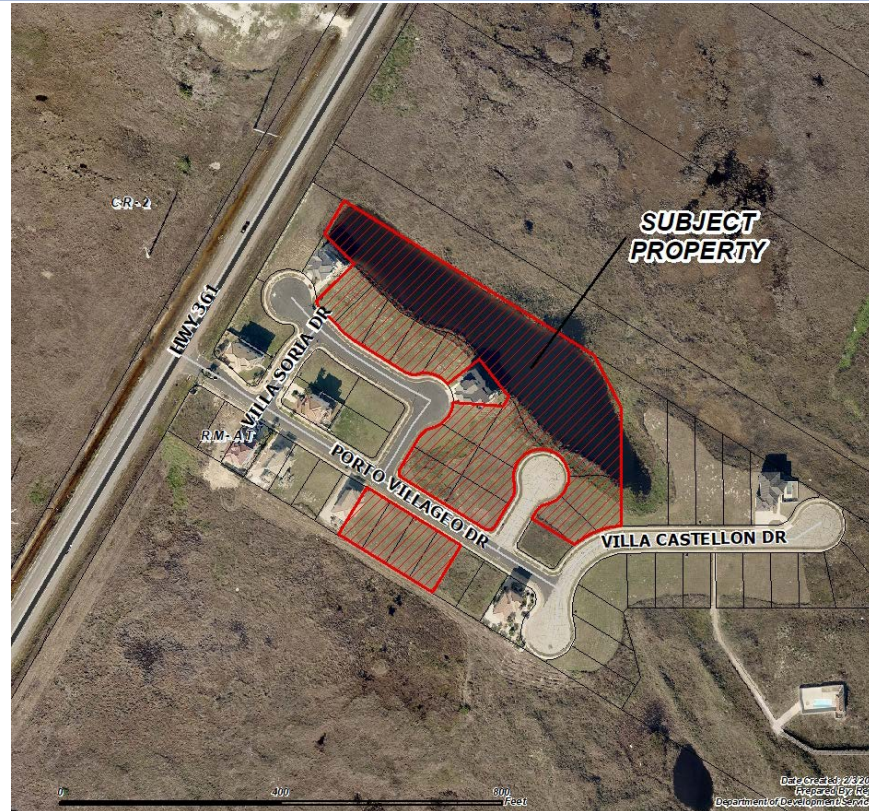
# Zoning Case #0220-02

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



City Council  
April 21, 2020

# Aerial Overview



# Zoning Pattern



# PUD Deviations

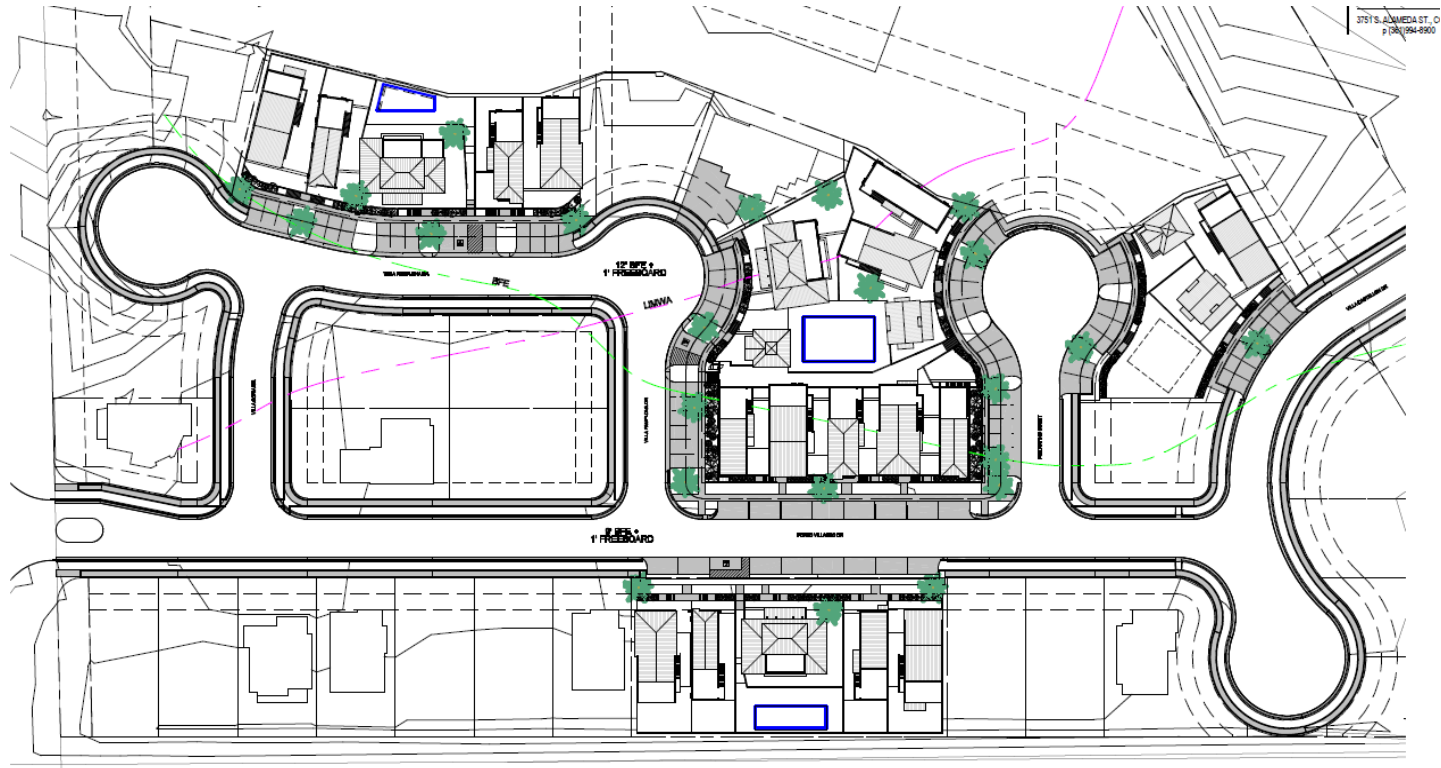
Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD	Deviation
Minimum Open Space	25%	45%	No
Minimum Lot Width	45 ft.	17 ft.	<u>Yes</u>
Minimum Lot Area	4,500 square feet	1,400 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	10 ft.	<u>Yes</u>
Minimum Street Corner	10 ft.	10 ft.	No
Minimum 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



**LAND USE SUMMARY**

EXISTING EXIST'G LOTS	1.80 AC
PROPOSED EXIST'G LOTS	0.80 AC
LAKESIDE ISLAND COTTAGES	6.40 AC
BEACHSIDE RESIDENTIAL	2.00 AC
MIXED USE DEVELOPMENT	2.00 AC
COTTAGE UNITS	0.50 AC
BEACHSIDE HOTEL COMPLEX	6.70 AC
MIXED USE - LAKESIDE	2.50 AC
CENTRAL LAKE FEATURE	6.00 AC
NEW POND	1.20 AC
PARKS AND OPEN SPACE	1.20 AC
AMENITY CENTER POOL	0.50 AC
RIGHT OF WAY & PARKING	4.50 AC
<b>TOTAL</b>	<b>66.90 AC</b>

# PUD Concepts



[illegible]

# PUD Concepts





# Planning Commission and Staff Recommendation

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**Approval** of the  
“RS-4.5/PUD” Single-Family 4.5 District  
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 Porto Villageo Planned Unit Development (PUD) Guidelines and Master Site Plan and with a condition that the side yard setback shall be 3 feet where the PUD adjoins lots that are not part of the development.
  - 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).
-

# Public Notification

35 Notices mailed inside 200' buffer

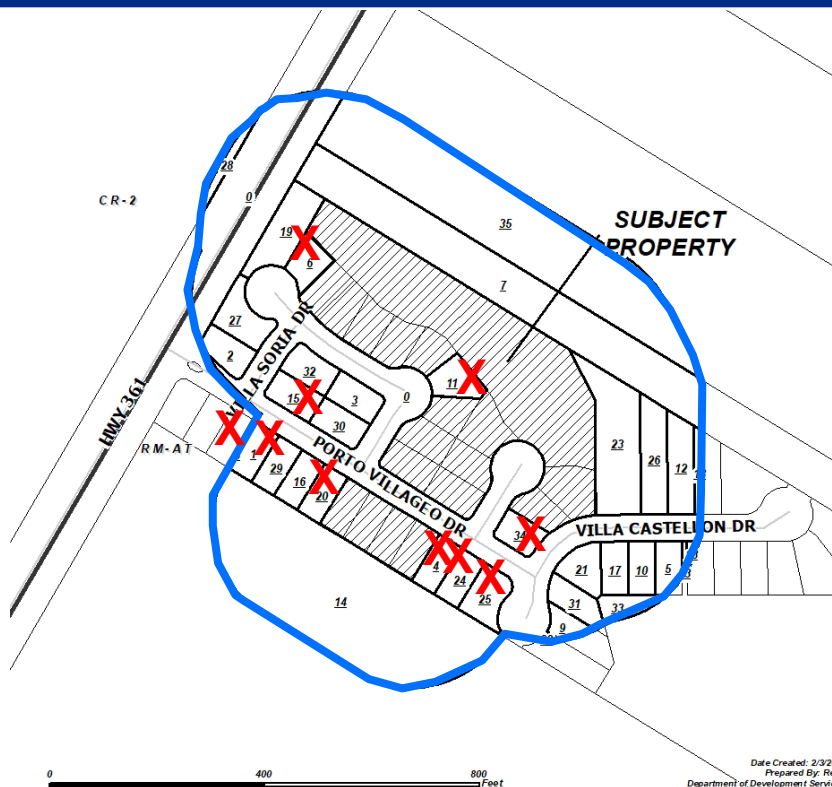
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 10 (8.14%)



In Favor: 1  
(HOA)



# Utilities



**Water:**

Port Aransas WCID #4



**Wastewater:**

Port Aransas WCID #4



**Gas:**

N/A



**Storm Water:**

Roadside Inlets