

Zoning Case No. 0321-01, Mc J's and Associates, LLC. (District 4). Ordinance zoning a property located at or near 14493 Running Light Drive from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as Lot 30, Block 3, Section E, Padre Island as shown in Exhibit "A" from:

"RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development District

The subject property is located at or near 14493 Running Light Drive. Exhibit A, which is a map of the subject property and Exhibit B, which is a copy of The Portside Planned Unit Development (PUD) Guidelines and Master Site Plan attached to and incorporated in this ordinance.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Portside Planned Unit Development

(PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.

2. **Pedestrian Access:** Sidewalks shall be provided along the frontage of the subject property shared with Running Light Drive and Leeward Drive in accordance with the Unified Development Code (UDC).
3. **Landscape:** The vehicular use area shall be screened by landscaping in accordance with Section 7.3.11 of the UDC. This may require the removal of parking spaces along Running Light Drive and Leeward Drive to incorporate landscaping and navigability.
4. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
5. **Time Limit:** An approved development plan shall expire 12 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

SECTION 3. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 8. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2021, by the following vote:

| | |
|----------------------------|---------------------|
| Paulette M. Guajardo _____ | John Martinez _____ |
| Roland Barrera _____ | Ben Molina _____ |
| Gil Hernandez _____ | Mike Pusley _____ |
| Michael Hunter _____ | Greg Smith _____ |
| Billy Lerma _____ | |

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2021, by the following vote:

| | |
|----------------------------|---------------------|
| Paulette M. Guajardo _____ | John Martinez _____ |
| Roland Barrera _____ | Ben Molina _____ |
| Gil Hernandez _____ | Mike Pusley _____ |
| Michael Hunter _____ | Greg Smith _____ |
| Billy Lerma _____ | |

PASSED AND APPROVED on this the _____ day of _____, 2021.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor



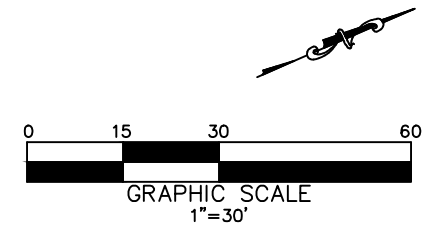
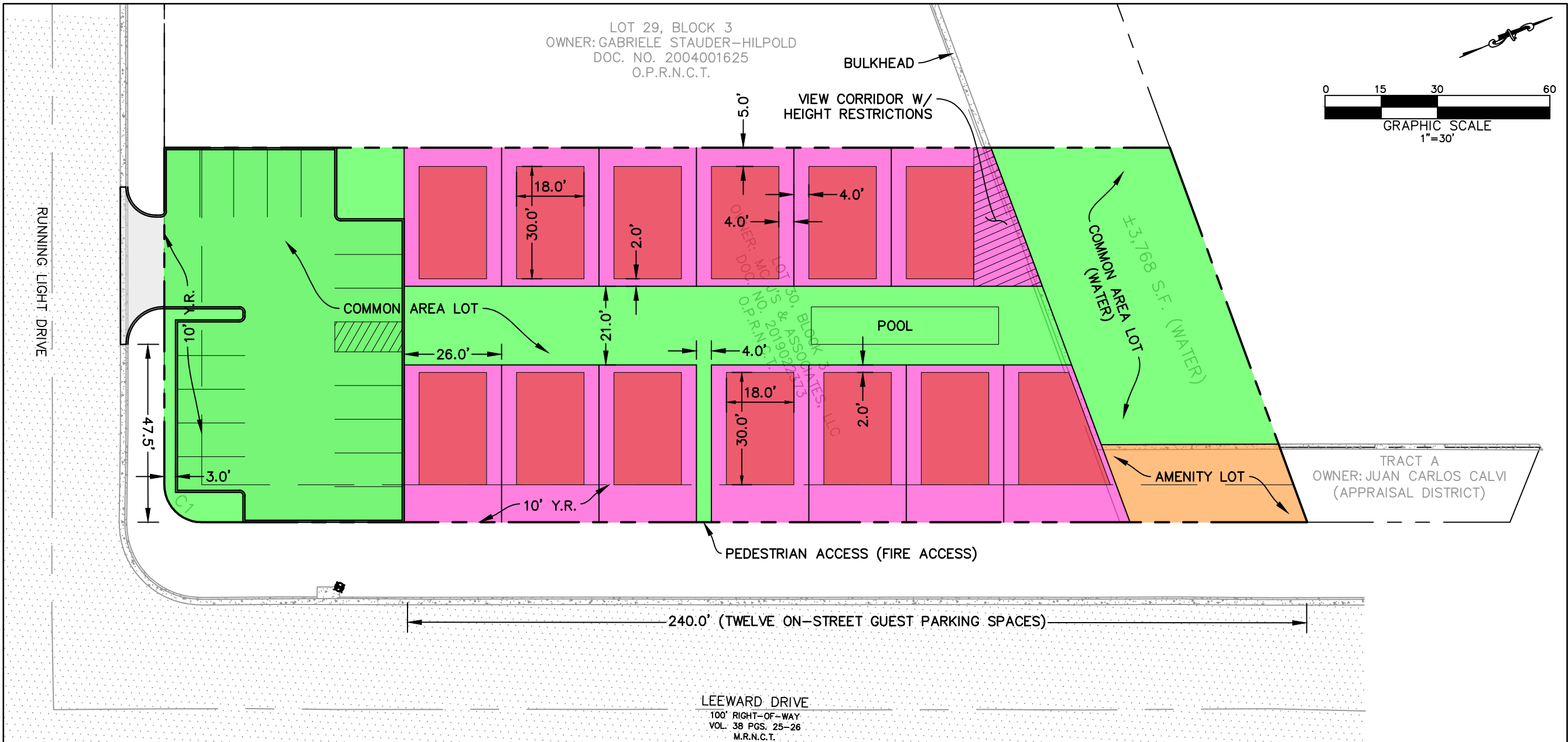
CASE: 0321-01

Aerial with Subject Property



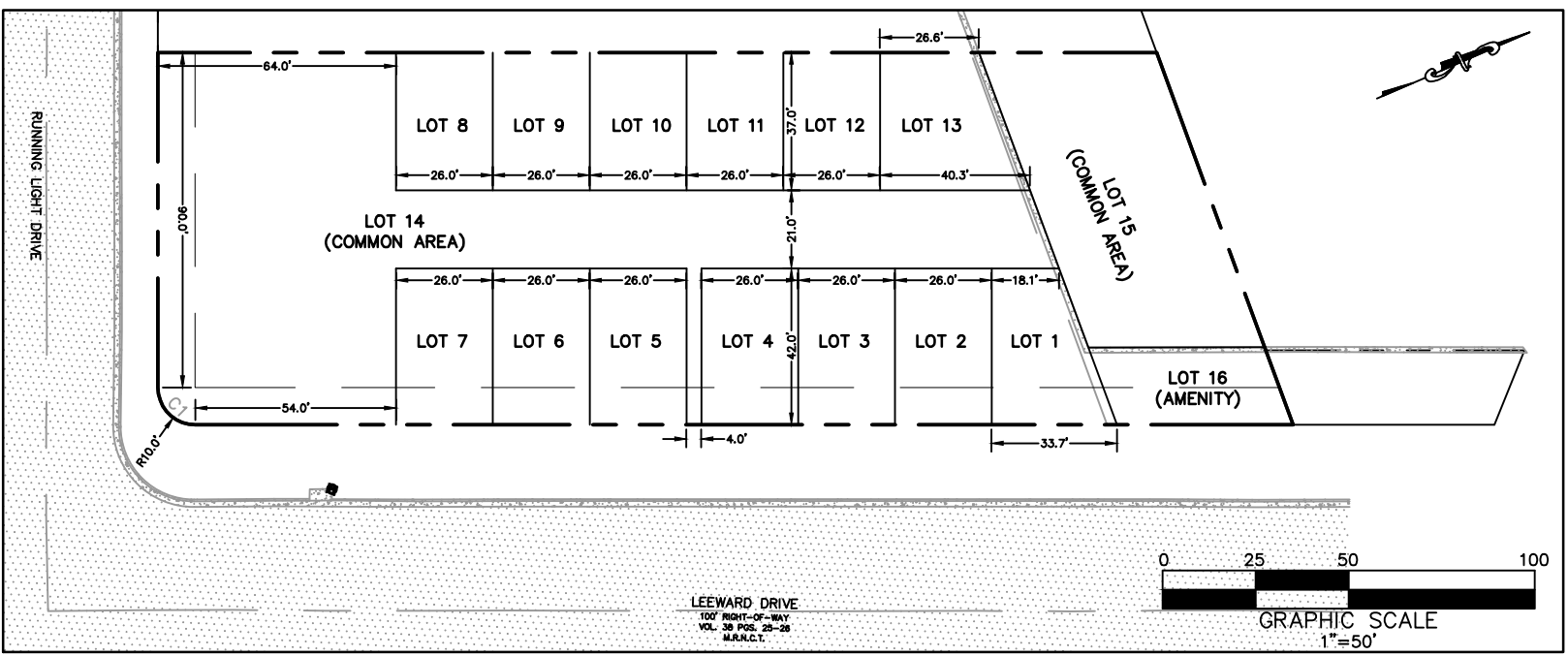
Map Scale: 1:1,600





LEGEND

- RESIDENTIAL LOT
- COMMON AREA LOT
- AMENITY LOT
- MAX. BUILDING FOOTPRINT



OPEN SPACE CALCULATIONS

| | |
|-------------------------|-------------|
| TOTAL AREA OF PUD | 28,645 S.F. |
| TOTAL COMMON OPEN SPACE | 8,579 S.F. |
| OPEN SPACE PROVIDED | 30% |
| OPEN SPACE REQUIRED | 25% |

PARKING TABULATION (PER UDC 4.7.16.B GUIDELINES)

| TYPE | UDC REQUIREMENT | QUANTITY | SPACES |
|--|-----------------|-----------------------------------|-----------|
| *DWELLING LESS THAN 1,000 S.F. | 1.25 PER UNIT | 6 | 7.5 |
| *DWELLING 1,000-1,400 S.F. | 1.5 PER UNIT | 7 | 10.5 |
| | | TOTAL | 18 |
| | | SPACES REQUIRED | 18 |
| | | SPACES PROVIDED | 18 |
| * DWELLING UNITS ARE WITHIN 1,500 FEET OF A TRANSIT STOP LOCATED AT WINDWARD DRIVE. | | | |
| TYPE | UDC REQUIREMENT | QUANTITY | SPACES |
| GUEST | **0.5 PER UNIT | 13 | 6.5 |
| | | SPACES REQUIRED | 7 |
| | | ON-STREET SPACES AVAILABLE | 12 |
| | | ON-SITE SPACES REQUIRED | 0 |
| | | ON-SITE SPACES PROVIDED | 0 |
| ** PER UDC 4.7.16.B. GUEST PARKING MAY BE REDUCED BY THE NUMBER OF PUBLIC ON-STREET PARKING SPACES AVAILABLE ADJACENT TO THE SITE. | | | |

**THE PORTSIDE P.U.D.
MASTER SITE PLAN
EXHIBIT 2**

3/8/2021



THE PORTSIDE SUBDIVISION PLANNED UNIT DEVELOPMENT (PUD)

PADRE ISLAND, CORPUS CHRISTI, TEXAS

**Owner:
Mc J's & Associates, LLC
Corpus Christi, Texas**

Submitted by:



York Engineering, Inc.
6468 Holly Rd.
Corpus Christi, Texas 78412

Engineer: Michael C. York, P.E.

This document is released under the
authority of Michael C. York, P.E. 124936
for interim review purposes and shall not be used for
construction, bidding, or building permit purposes.

FEBRUARY 2021

DEVELOPMENT DESCRIPTION

Mc J's & Associates, LLC proposes to develop the Portside Subdivision Planned Unit Development (PUD) on a vacant waterfront 0.66-acre tract of land located at the intersection of Leeward Drive and Running Light Drive. The proposed development will consist of 13 single-family lots, 3 common area lots, and no commercial lots. The 0.66-acre tract of land is currently described as Padre Island, Section E, Block 3, Lot 30.

The property is currently vacant waterfront property and measures 100-feet wide and approximately 285-feet long. The current zoning is RS-6 with an Island Overlay and the requested zoning is RM-AT PUD with an Island Overlay. The 1972 Protective Covenant and Landowners Agreement by the Padre Island Investment Corporation required multi-family or hotel development for this area.

The concept for The Portside Subdivision is for a small high-density single-family housing group in a cottage style development. All units will be single family residences, have an allowed square foot range between 800 and 1,400 square feet, and be situated on residential lots ranging in area between 962 to 1,250 square feet. The residential lots will have frontage onto a common area lot to be used for pedestrian access, utilities, and amenities. The maximum density of the development will not exceed 20 units per acre.

ADJOINING LAND USE AND ZONING

The property to the North, across the canal, is currently vacant and is zoned RM-AT with Island Overlay. Adjacent to that property is a recently approved PUD with base zoning of RM-AT with Island Overlay. The property to the East, across Leeward Drive, is an existing condo/town home development zoned RM-AT with an Island Overlay. The properties to the west, and across Running Light Drive to the South are vacant and zoned RM-AT. See Exhibit 1, Development Maps Exhibit.

VICINITY AND LOCATION

The subject property is located on Padre Island at the intersection of Leeward Drive and Running Light Drive. The property has waterfront access to a canal on Lake Padre. See Exhibit 1, Development Maps Exhibit.

SITE PLAN & LOT LAYOUT

An Master Site Plan Exhibit is provided (see Exhibit 2) and provides a lot layout, conceptual unit arrangement, a shared parking lot, and pedestrian common area. Lots 1-13 are single family residential lots. Lot 14 is a common lot and consists entirely of submerged lands. Lot 15 is a common area lot which includes the shared parking lot and the shared pedestrian access and amenity area. Lot 16 is a common lot to be used for amenities. There is a View Corridor with height restrictions between the buildable footprint of Lot 13 and the bulkhead aimed at maintaining the waterfront view for the residential unit. There is a 4-foot-wide strip of common area lot 15 between residential lots 4 and 5 to be used for pedestrian access and fire protection. A pedestrian gate will be placed at this location which will be equipped for access by emergency officials as required.

PARKING AND OPEN SPACE

A tabular summary of parking requirements and open space calculations is included on the Master Site Plan, Exhibit 2. The parking requirements follow the Cottage Guidelines outlined in UDC 4.7.16.B. Guest parking will be available via the public parking allowed on Leeward Drive. Three golf cart parking spaces will be provided in addition to vehicular spaces required. Landscaping and/or screening walls will be constructed to screen the parking lot from the adjacent public streets.

WARRANTY DEED & OWNER INFO

The Special Warranty Deed for Padre Island, Section E, Block 3, Lot 30 is attached for reference. The Certificate of Formation for the owning Entity is attached for reference.

MISCELLANEOUS

Mc J's & Associates, LLC understands Unified Development Code (UDC) Paragraph 4.2.8.C related to the distance of multi-family or non-residential structures from single-family areas and offers no objections to structures proposed on the adjacent tract that may be constructed in the future to no closer than 5-feet instead of the 1:2 distance ratio required in the UDC.

This development will allow short term rentals.

DEVELOPMENT DEVIATIONS

Deviations from the proposed RM-AT zoning requirements are as follows:

1. The Yard Requirement along Leeward Drive and Running Light Drive is reduced to 10-feet.
2. Building setbacks will be 5-feet minimum at the rear, 4-feet minimum on the sides, and 2-feet minimum at the front adjacent to the common area lot.
3. The minimum lot area is reduced to 962 square feet.
4. The minimum lot width is reduced to 18-feet.
5. The maximum unit density is increased to 20 dwelling units per acre.

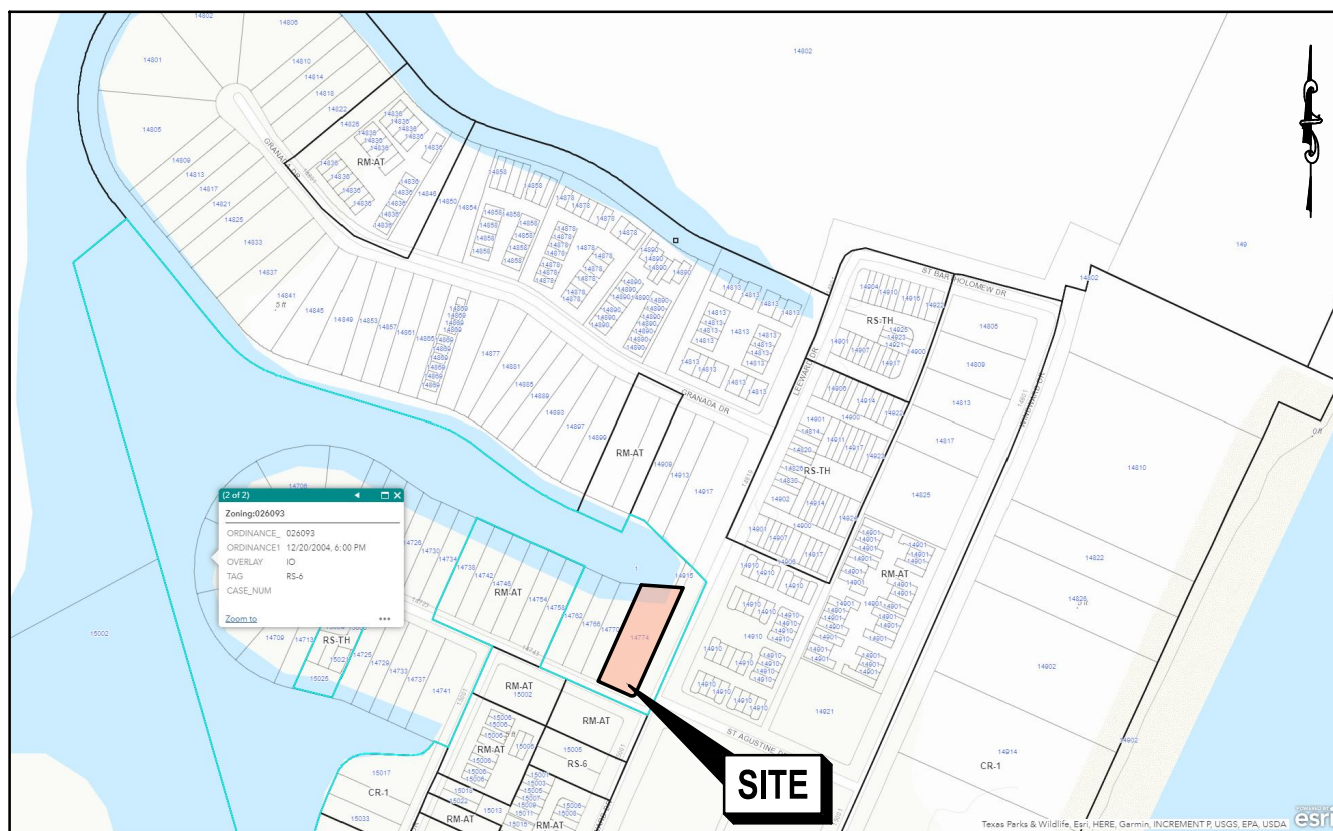
**PLANNED UNIT DEVELOPMENT (PUD)
EXHIBITS**



VICINITY MAP
SCALE: 1" = 3,000'



LOCATION MAP
SCALE: 1" = 250'



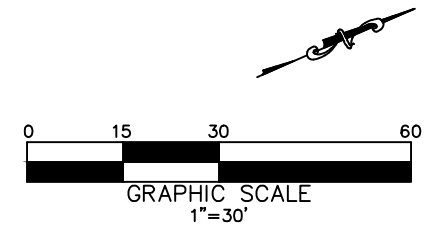
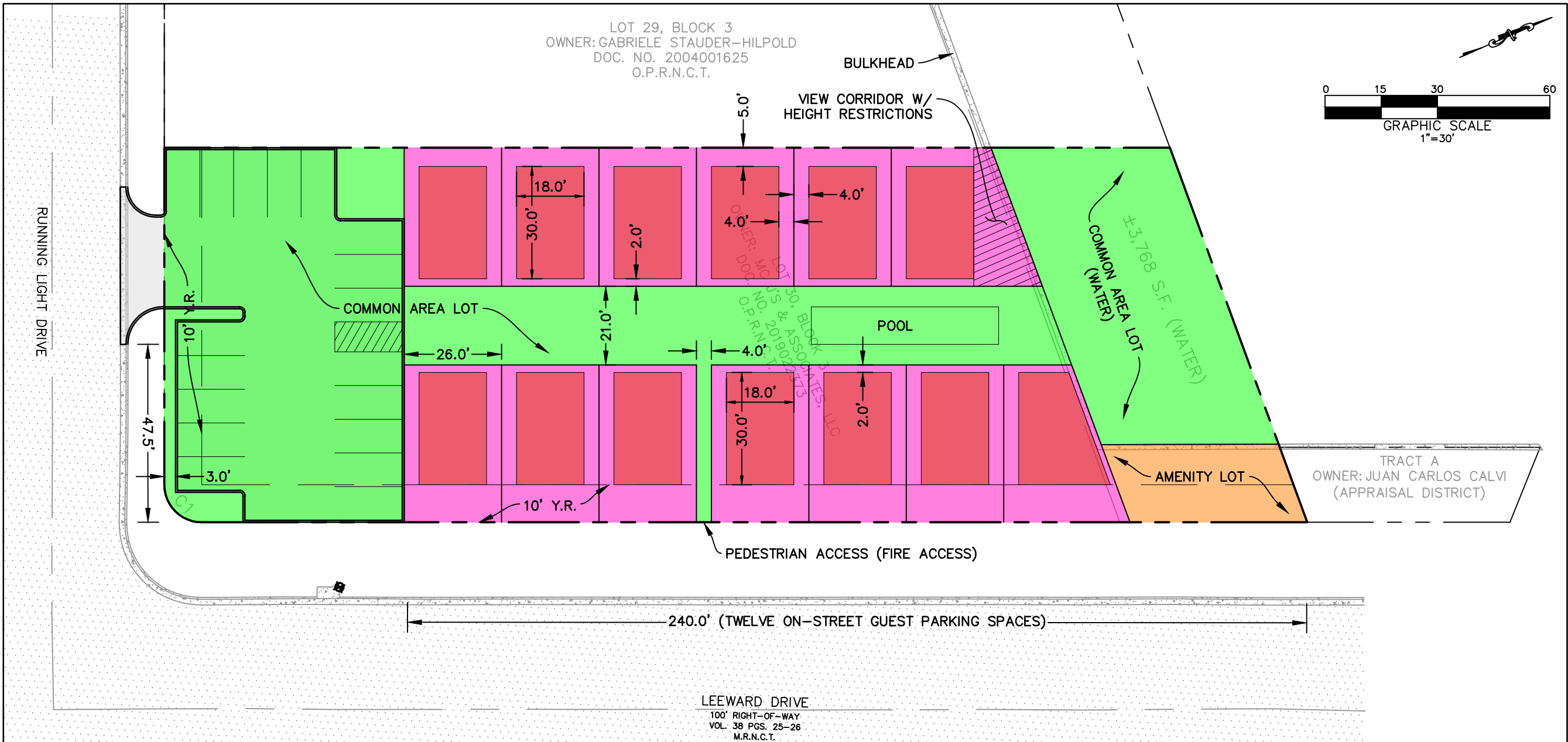
CURRENT ZONING MAP
N.T.S.

| Zoning Quick Reference Guide | | | | | | | | | | | |
|------------------------------|------------------|-----------------------|----------------------|----------------|-----------------|--------|------|------------|-------------|-----------------|-----|
| Multifamily Districts | | | | | | | | | | | |
| UDC Sec. | Zoning Districts | Typical Use(s) | Min Lot Size (sqft.) | Lot Width (ft) | Setbacks (ft.) | | | Open Space | Max. Height | Density (du/ac) | |
| | | | | | Street | Corner | Rear | | | | |
| 4.4.3 | RS-TH | Townhouse | | | Section 4.4.3.A | | | | | | |
| 4.4.3 | RS-TF | Two-Family | 6,000 | 50 | 20 | 10 | 5 | 5 | 40% | 45 | N/A |
| 4.4.3 | RM-1 | Multifamily 1 | 6,000 | 50 | 20 | 15 | 5 | 10 | 35% | 45 | 22 |
| | | 1-2 Families | | | | | | | | | |
| 4.4.3 | RM-2 | Multifamily 2 | 6,000 | 50 | 20 | 15 | 5 | 10 | 30% | 60 | 30 |
| | | 1-2 Families | | | | | | | | | |
| 4.4.3 | RM-3 | Multifamily 3 | 6,000 | 50 | 20 | 15 | 5 | 10 | 30% | 60 | 36 |
| | | 1-2 Families | | | | | | | | | |
| | | Multifamily AT | | | | | | | | | |
| 4.4.3 | RM-AT | PI/MI/NB 1-2 Families | 5,000 | 50 | 20 | 10 | 5 | 5 | 25% | Sec. 4.2.8.C | 18 |
| | | 1-2 Families | 10,000 | 85 | 20 | 15 | 5 | 5 | 10% | | 9 |
| | | 3+ Families | | | | | | | | | |

STANDARDS FOR PROPOSED BASE ZONING DISTRICT
N.T.S.

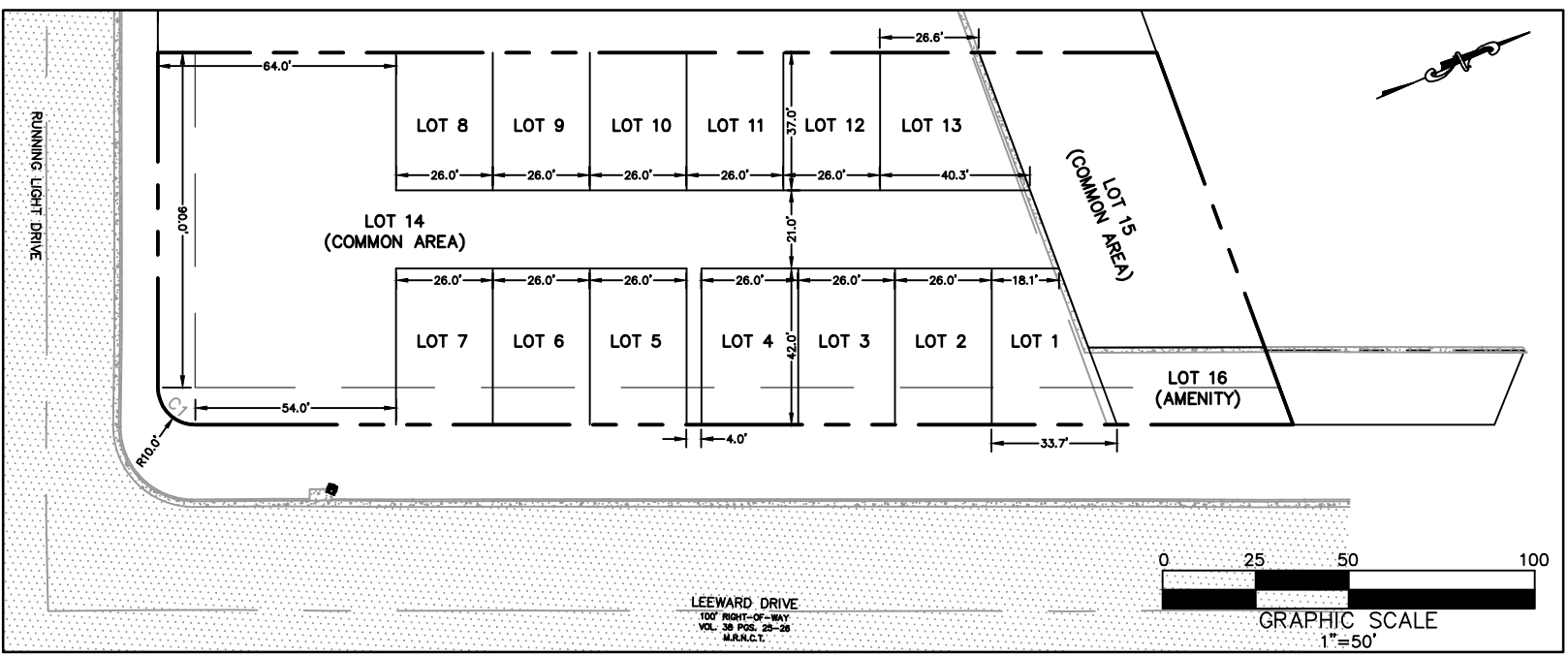
**THE PORTSIDE P.U.D.
DEVELOPMENT MAPS
EXHIBIT 1**

2/2/2021



LEGEND

| | |
|--|-------------------------|
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| | COMMON AREA LOT |
| | AMENITY LOT |
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3/8/2021

