

Zoning Case No. 1022-02, Mc J's and Associates, LLC. (District 4). Ordinance zoning a property located at or near 14909 Granada Drive from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay; Providing for a penalty not to exceed \$2,000 and publication.

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 Lots 3, 4, & 5, Block 4, Padre Island Section E as shown in Exhibit "A":

"RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay.

The subject property is located at or near 14909 Granada Drive. Exhibit A, which is a map of the subject property and Exhibit B, which is a copy of The Portside Phase 2 and 3 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 Phase 2 and 3 Planned Unit

Development (PUD) Guidelines and Master Site Plan and related Technical Review Committee (TRC) requirements.

2. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. **Time Limit:** An approved development plan shall expire 24 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 by a fine not to exceed \$2,000.00 for each offense; 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 _____, 2022, by the following vote:

Paulette 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 _____ 2022, by the following vote:

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

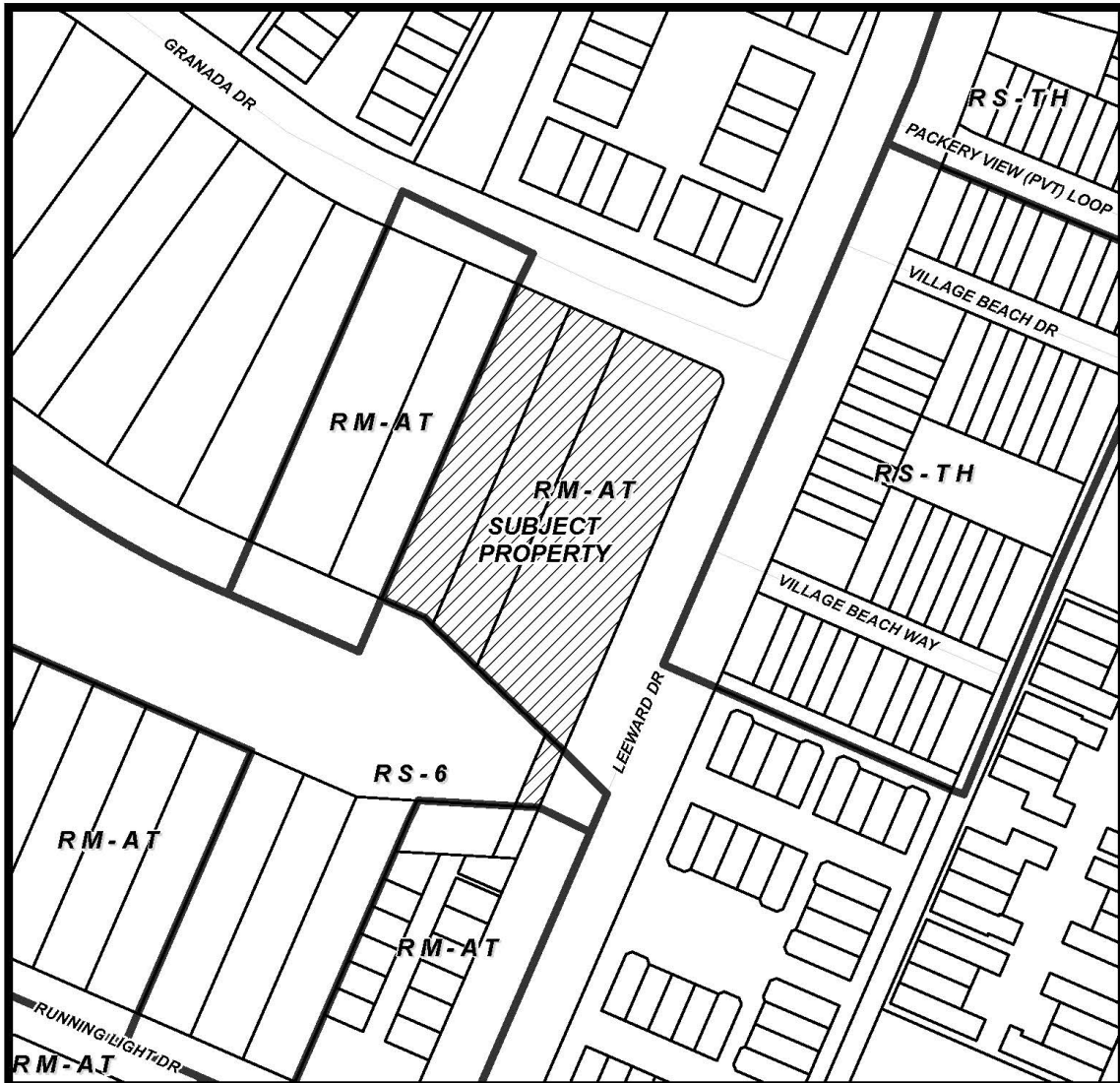
PASSED AND APPROVED on this the _____ day of _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor

EXHIBIT A



CASE: 1022-02 SUBJECT PROPERTY WITH ZONING



A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	



Esri, HERE, LOCATION MAPS

**THE PORTSIDE SUBDIVISION
PLANNED UNIT DEVELOPMENT (PUD)
PHASE 2 AND 3**

PADRE ISLAND, CORPUS CHRISTI, TEXAS

Owner:

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

Submitted by:



York Engineering, Inc.

9708 S. Padre Island Dr. Suite A-200
Corpus Christi, Texas 78418

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.

SEPTEMBER 2022

DEVELOPMENT DESCRIPTION

Mc J's & Associates, LLC proposes to develop the Portside Subdivision Planned Unit Development (PUD) on a vacant waterfront 1.51-acre tract of land located at the intersection of Leeward Drive and Granada Drive. The proposed development will consist of 3 single-family lots; 16 residential cottage style lots, with 1,400 square foot building max; and 3 multi-family lots consisting of 20 condominiums units with common area lots. The 3 single family lots will have their own driveway and parking. The rest of the development will have a shared parking lot. The 1.51-acre tract of land is currently described as Padre Island, Section E, Block 4, Lot 3,4, and 5.

The property is currently vacant waterfront property and measures 189-feet wide and approximately 402-feet long. The current zoning is RM-AT 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 high-density single-family and multi-family housing groups development. The development will consist of 3 Single Family lots; 16 Residential cottage style homes, with 1,400 S.F. building max; and 3 multi-family lots consisting of 20 condominium units with a shared common area. The single family lots will be developed with their own respective driveways. The Cottage style homes will be residential lots fronting a common area and all units sharing a common parking lot. The condominiums will be multifamily dwellings facing a common area and all units will share a common parking lot. The cottage and multi-family 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 Granada Drive, is currently developed as residential townhomes and is zoned RM-AT with Island Overlay. The property to the South, across the canal, is a recently approved PUD with base zoning of RM-AT with Island Overlay. The property to the West, 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. See Exhibit 1, Development Maps Exhibit.

VICINITY AND LOCATION

The subject property is located on Padre Island at the intersection of Leeward Drive and Granada 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 3-5 are single family residential lots. Lot 1 is a commercial lot. Lot 6 is a common area lot which includes the shared parking lot and the shared pedestrian access and amenity area. Lot 11 is a common lot to be used for amenities. There is a View Corridor with height restrictions between the buildable footprint of Lot 2

and the bulkhead aimed at maintaining the waterfront view for the residential unit. There is a 4-foot-wide strip of common area between residential lots 3 and multifamily lot 2 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.

The project will have two phases of development. Phase 2 of the Portside PUD will consist of the 3 single family units (Lots 3-5), a multi-family lot consisting of condominiums units with common area (Lot 2) , as well as 4 of the proposed 16 residential cottage style homes (Lots 7-10). Additionally, all of Lot 6 shared common parking lot and driveways will be completed during this phase. Phase 3 of the Portside PUD will consist of the remaining 12 residential cottage style homes (Lots 12-17 and Lots 20-25), the remaining 2 multifamily condominium units (Lots 18 and 19) as well as the shared common area (Lot 11).

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. 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 4, Lot 5 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

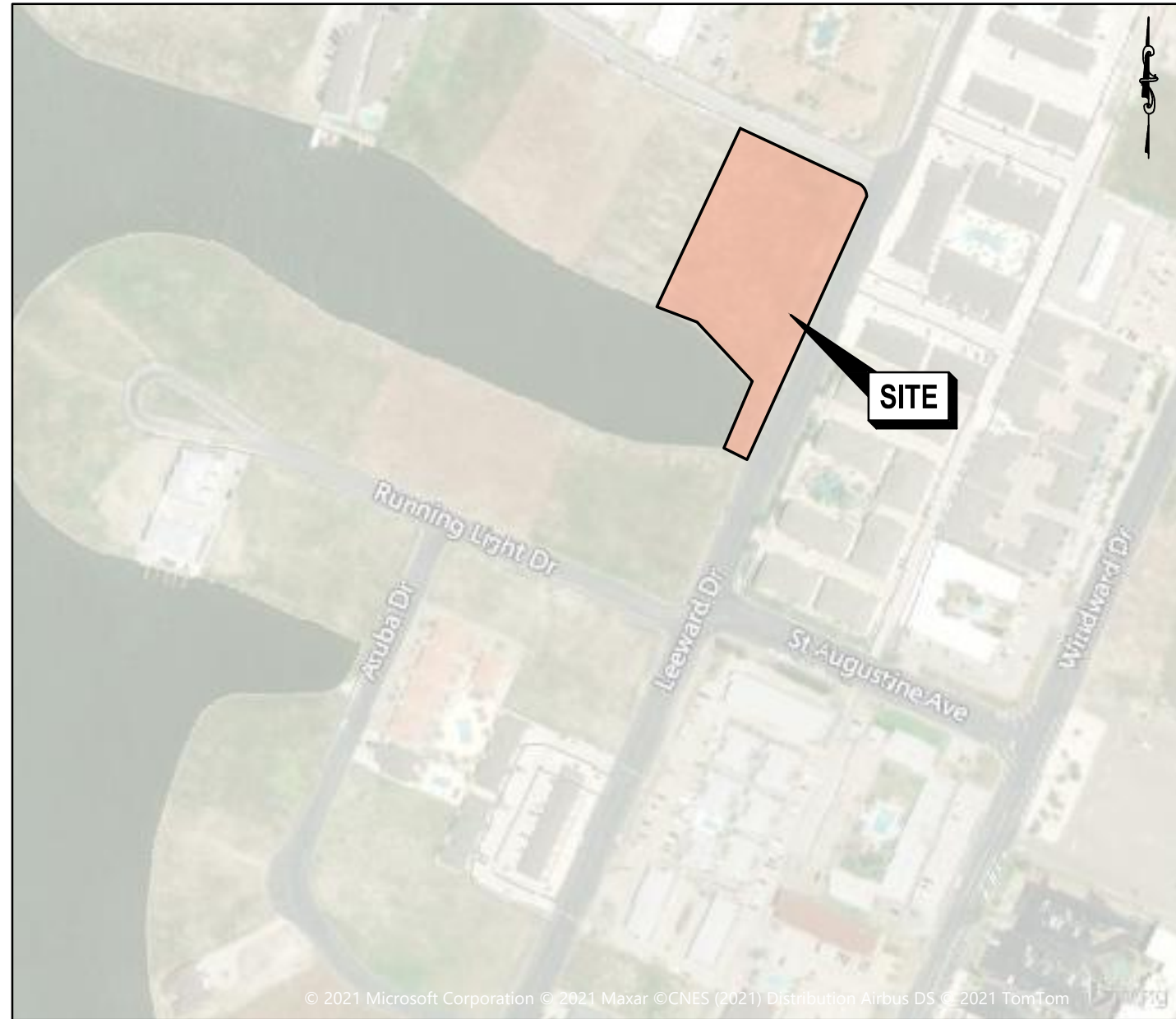
Deviations from the proposed RM-AT zoning requirements are as follows:

1. The Yard Requirement along Leeward Drive and Granada 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 925 square feet.

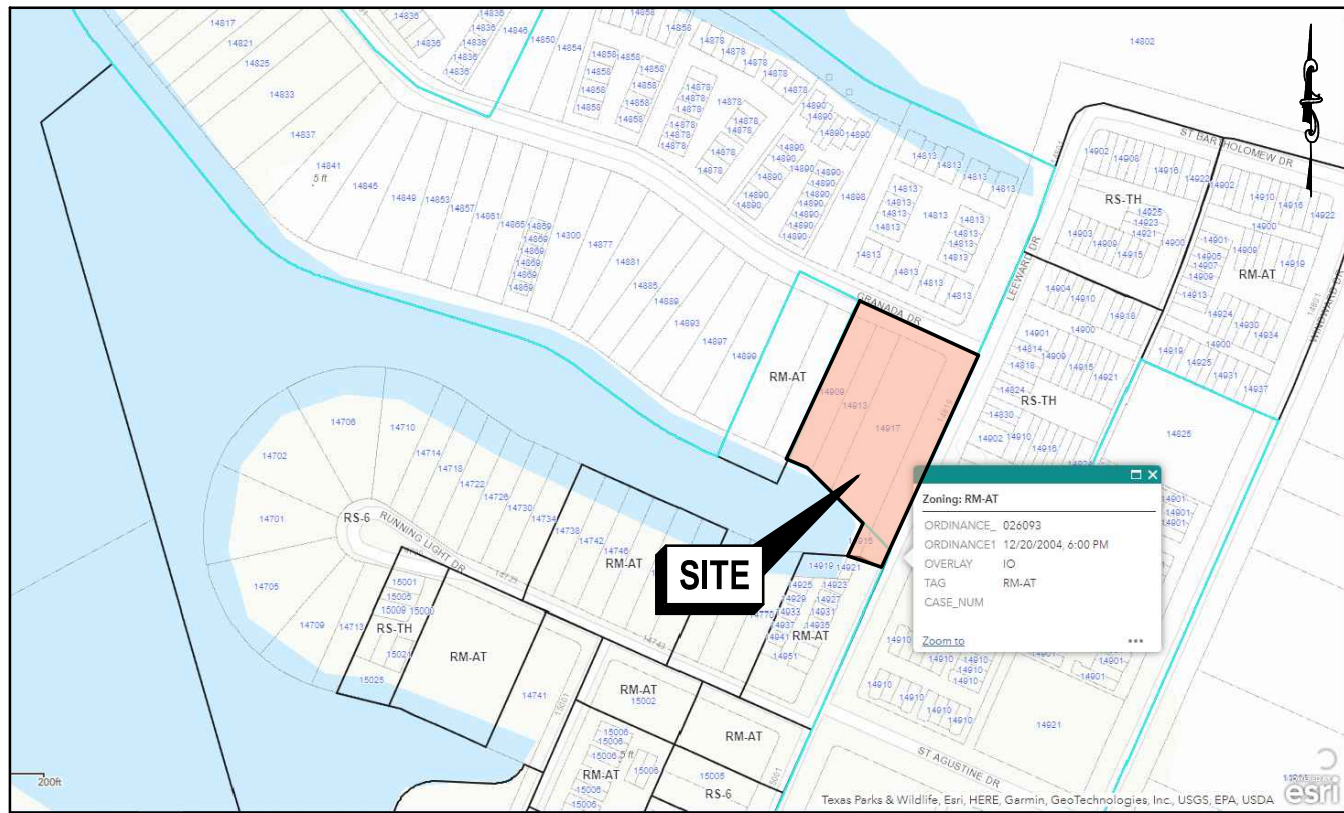
**PLANNED UNIT DEVELOPMENT (PUD)
EXHIBITS**



VICINITY MAP
SCALE: 1" = 3,000'



LOCATION MAP
SCALE: 1" = 250'



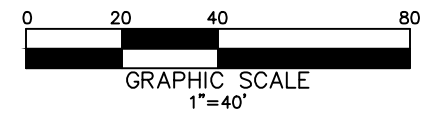
CURRENT ZONING MAP
N.T.S.

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	Side/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
4.4.3	RM-1	Multifamily 1	6,000	50	20	15	5	10	35%	45
		1-2 Families 3+ Families								
4.4.3	RM-2	Multifamily 2	6,000	50	20	15	5	10	30%	60
		1-2 Families 3+ Families								
4.4.3	RM-3	Multifamily 3	6,000	50	20	15	5	10	30%	60
		1-2 Families 3+ Families								
4.4.3	RM-AT	Multifamily AT	5,000	85	20	10	5	5	25%	Sec. 4.2.8.C
		PI/MI/NB 1-2 Families								
		1-2 Families 3+ Families								

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

**THE PORTSIDE P.U.D.
PHASE 2 AND 3
DEVELOPMENT MAPS
EXHIBIT 1
7/20/2021**



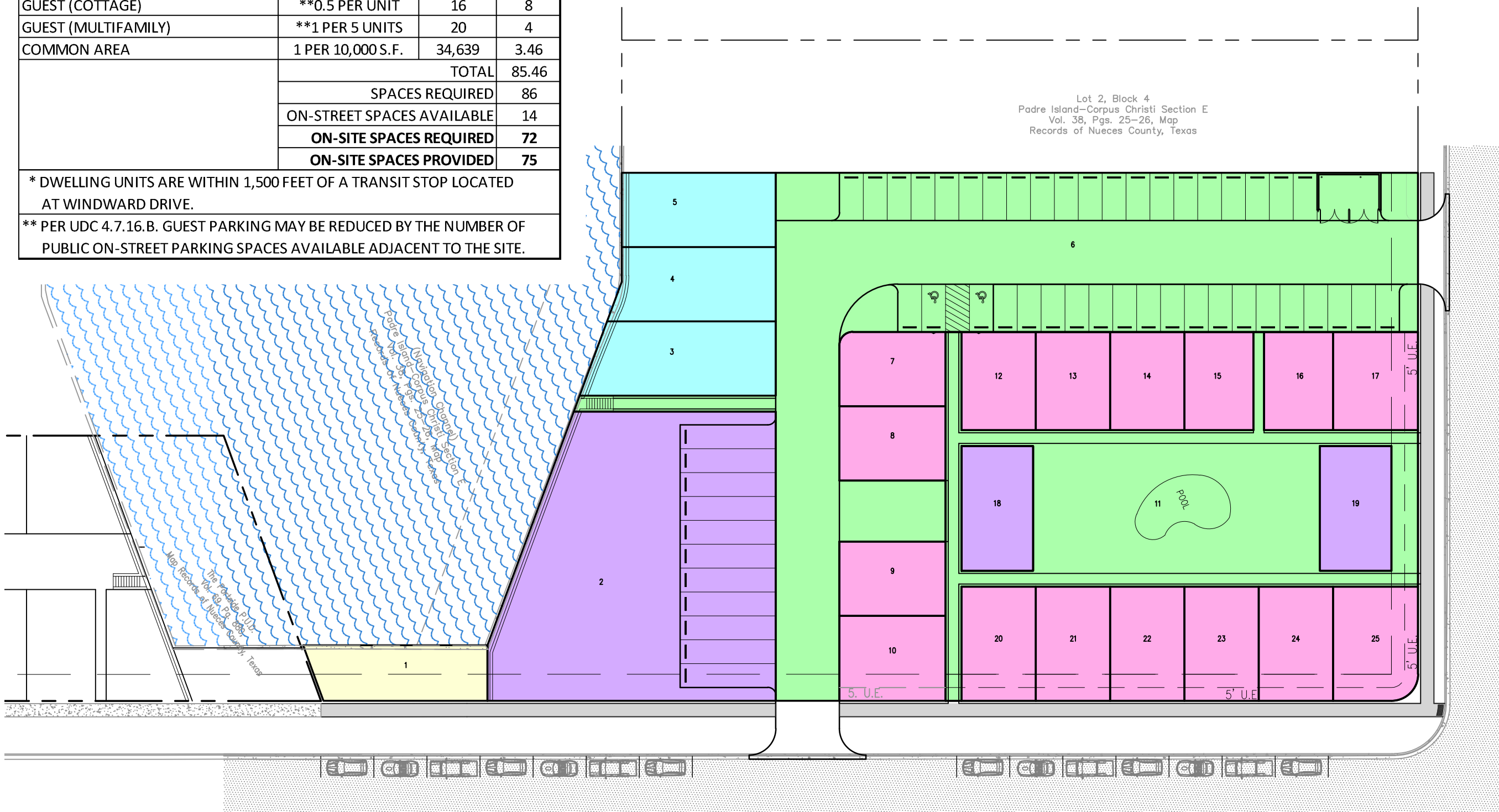


PARKING TABULATION (PER UDC 4.7.16.B & 7.2.2.B GUIDELINES)			
TYPE	UDC REQUIREMENT	QUANTITY	SPACES
*DWELLING 1,000-1,400 S.F.	1.5 PER UNIT	16	24
*DWELLING GREATER THAN 1,400 S.F.	2 PER UNIT	3	6
MULTIFAMILY DWELLING (CONDOS)	2 PER UNIT	20	40
GUEST (COTTAGE)	**0.5 PER UNIT	16	8
GUEST (MULTIFAMILY)	**1 PER 5 UNITS	20	4
COMMON AREA	1 PER 10,000 S.F.	34,639	3.46
	TOTAL		85.46
	SPACES REQUIRED		86
	ON-STREET SPACES AVAILABLE		14
	ON-SITE SPACES REQUIRED		72
	ON-SITE SPACES PROVIDED		75

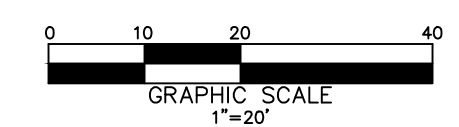
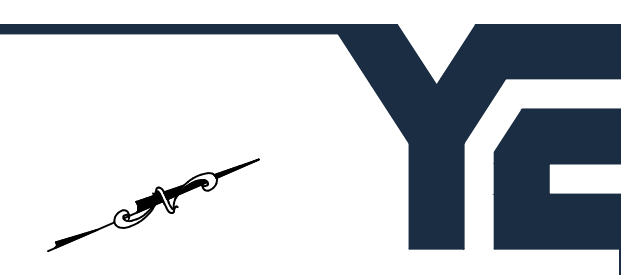
* DWELLING UNITS ARE WITHIN 1,500 FEET OF A TRANSIT STOP LOCATED AT WINDWARD DRIVE.

** 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.

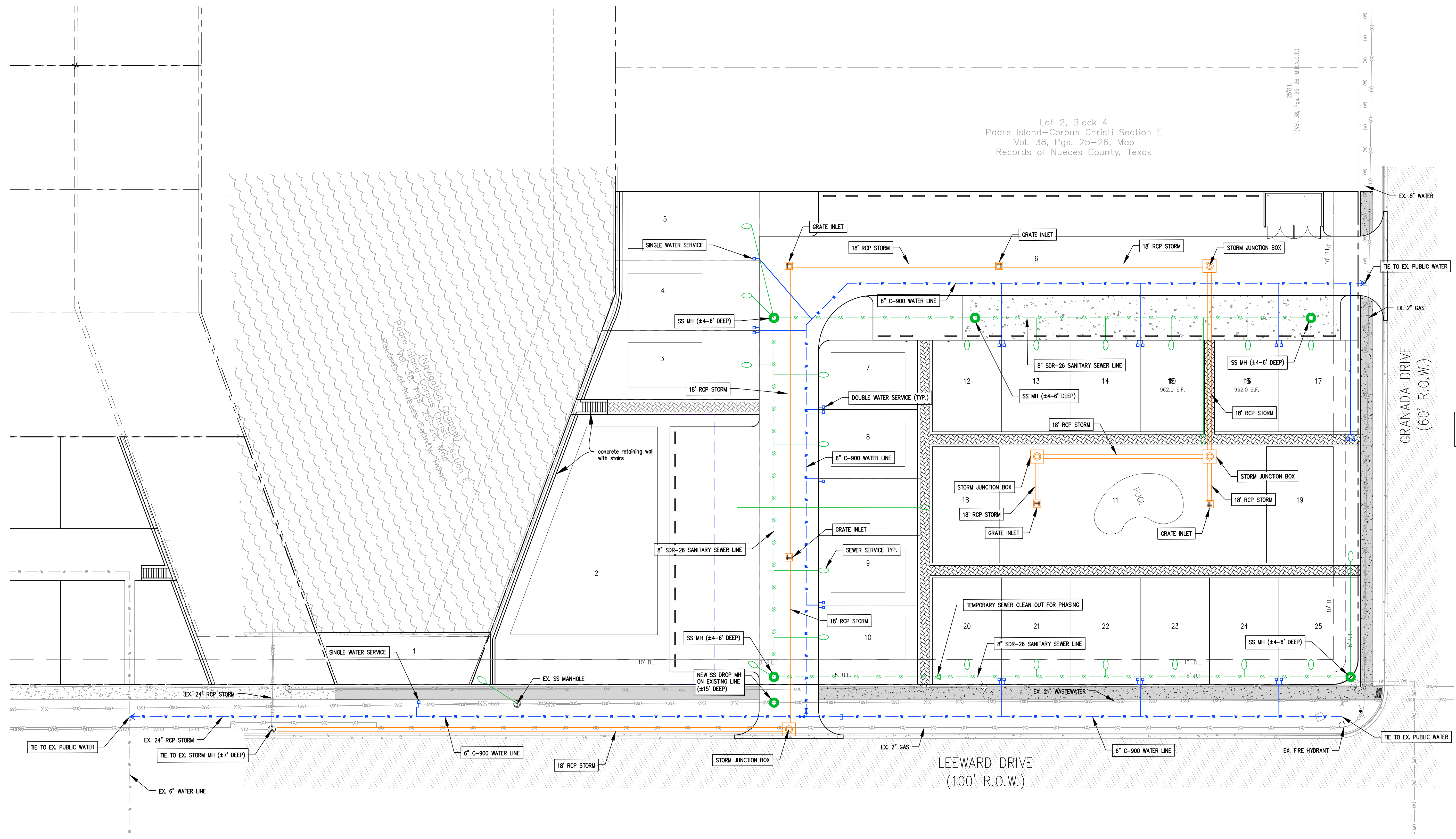
LEGEND	
	RESIDENTIAL SINGLE FAMILY
	RESIDENTIAL SINGLE FAMILY COTTAGE 1,400 S.F. MAX
	RESIDENTIAL MULTI-FAMILY
	COMMON AREA
	COMMERCIAL AREA



THE PORTSIDE P.U.D.
PHASE 2 & 3
MASTER SITE PLAN
EXHIBIT
 9/12/2022



Lot 2, Block 4
Padre Island-Corpus Christi Section E
Vol. 38, Pgs. 25-26, Map
Records of Nueces County, Texas



LEGEND

EX	EXISTING	SS	SANITARY SEWER (WASTEWATER)
SS	MANHOLE		
PVC	POLYVINYL CHLORIDE PIPE		
ACP	ASBESTOS CONCRETE PIPE		
DI	DUCTILE IRON		
TC	TOP OF CURB		
J.B.	JUNCTION BOX		
HDWL	STORM HEADWALL		
(W)	EX. WATER LINE		
(SS)	EX. SANITARY SEWER LINE (WASTEWATER)		
(STO)	EXISTING WASTEWATER FORCE MAIN		
(TM)	EXISTING STORM DRAINAGE LINE		
(G)	EXISTING GAS LINE		
(SS)	SANITARY SEWER LINE		
(SS)	SANITARY SEWER CLEAN OUT		
(W)	WATER LINE		
(F)	FIRE HYDRANT		
(W)	WATER GATE VALVE		
(W)	DOUBLE WATER SERVICE		
(W)	DOUBLE WASTEWATER SERVICE		
(G)	GRATE INLET		
(SW)	EX. CURB INLET		
(SS)	EX. SANITARY SEWER MANHOLE		
(G)	SANITARY SEWER MANHOLE		
(W)	WATER LINE ADJUSTMENT (PER CITY DETAILS)		

NOTE: WATER LINE ADJUSTMENTS SHALL HAVE RESTRAINED JOINTS FOR THE FULL LENGTH OF THE ADJUSTMENT AND EXTENDING 31 LF BEYOND EACH SIDE.

NOTE: CONTRACTOR TO VERIFY SIZE, LOCATION, DEPTH, AND MATERIAL OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

NOTE: ALL CLEAN OUTS AND VALVES SHALL HAVE CAST IRON COVERS WHERE LOCATED IN PAVEMENT OR SIDEWALK

UTILITY EXHIBIT
FOR
THE PORTSIDE
PUD PHASE 2 & 3

09/07/2022
NOT FOR CONSTRUCTION.
FOR PLANNING PURPOSES ONLY.