

STAFF REPORT

Case No. 0716-05
HTE No. 16-10000011

Planning Commission Hearing Date: July 27, 2016

Applicant & Legal Description	Applicant/Owner: Oceanic B.C., LLC Representatives: Thomas Tiffin, Naismith Engineering Legal Description/Location: Lot 21, Block 34, Island Fairway Estates, located west of South Padre Island Drive (Park Road 22) on the southern corner of Commodores Drive and Aquarius Street.			
Zoning Request	From: "RS-TH/PUD" Townhouse District with a Planned Unit Development To: "RS-TH/PUD" Townhouse District with a Revised Planned Unit Development Area: 1.132 acres Purpose of Request: To allow construction of a 20-unit townhouse community.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RS-TH"/PUD Townhouse District with a Planned Unit Development	Vacant	Medium Density Residential
	North	"RS-6" Single-Family 6 District	Vacant and Public/Semi-Public	Low Density Residential & Park
	South	"CR-2" Resort Commercial District	Commercial	Commercial
	East	"RM-3" Multifamily 3 District	Vacant	Low Density Residential
	West	"CR-2" Resort Commercial	Vacant	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is planned for medium density residential uses. Map No.: 030027 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property is located on the southern corner of Commodores Drive and Aquarius Street (formerly Estrada Drive), both of which are "C1" Minor Residential Collector streets. "C1" Collectors have a maximum desirable Average Daily Trips (ADT) of 1,000 to 3,000.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Commodores Drive	"C1" Collector	60' ROW 40' paved	120' ROW 100' paved	Not Available
	Aquarius Street	"C1" Collector	60' ROW 40' paved	80' ROW 40' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-TH/PUD" Townhouse District with a Planned Unit Development to the "RS-TH/PUD" Townhouse District with a Revised Planned Unit Development to allow the construction of a 20-unit townhouse community.

Development Plan: The subject property is comprised of 1.132 acres and is proposed to be developed into a non-gated community that will consist of twenty (20) single-family units or townhouses with three common area lots (21-23).

The density proposed is less than 22 units per acre. The entrance into the development will provide a twenty-four (24) foot clear entrance/exit for emergency vehicles. The private drive within the development will be a minimum of twenty-two (22) feet wide from edge of pavement throughout with fire lane striping and signage installed. A six-foot sidewalk will be provided on one side of the private drive and additional walkways may be provided to promote walkability and access to the amenities.

The PUD indicates that a total of 63 parking spaces will be provided compared to the 45 spaces required. Each residential unit will have a garage capable of holding one common sized vehicle (except Lot 18) and a driveway capable of holding two common sized vehicles. Lot 18 will have a driveway capable of holding two common sized vehicles. Otherwise, on all lots except Lot 18, one of the driveway parking areas is intended to satisfy the guest parking requirement. Parking can be provided within the lots or anywhere within the limits of the development, except where otherwise prohibited.

Lots 1-20 on the site plan are the residential lots while lots 21-23 are common area lots. The 3 common area lots may contain improvements including decks, a pool, porch, pavement, fencing, landscaping, utilities and similar community structures. The common areas will be maintained by the Home Owners Association.

This PUD will allow the daily, weekly and monthly rentals.

The following table compares the proposed PUD development standards to the "RS-TH" Townhouse District standards.

Development Deviations Table

Minimum Dimensions	“RS-TH” District Standards	Proposed PUD	Deviation
Site Area	20,000 sq. ft.	49,310 sq. ft.	No
Lot Area	2,600 sq. ft.	1,230 sq. ft.	Yes
Lot Width	26 ft.	22 ft.	Yes
Front Yard	10 ft.	15 ft; Building 20 ft.; Garage Door	No
Side Yard	0 ft.	0 ft.	No
Rear Yard	5 ft.	10 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	30%	No
Maximum Height	45 ft.	45 ft.	No
Paved Street Width	28 ft.	20 ft.	Yes
Curb Type	6-in. curb & gutter	1' Ribbon Curb	Yes
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	3 spaces provided on each lot*	No
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private street	6 ft. on one side of private street	No

*Lot 18 – 2 spaces

Existing Land Uses & Zoning: The subject property is vacant and zoned “RS-TH”/PUD Townhouse District with a Planned Unit Development. North of the subject property is zoned “RS-6” Single-Family 6 District and consists of vacant land and a fire station. South of the subject property is zoned “CR-2” Resort Commercial District and consists of the Schlitterbahn Water Resort. East of the subject property is zoned “RM-3” Multifamily 3 District and is vacant. West of the subject property is zoned “CR-2” Commercial Resort District and is also vacant land.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject property will be replatted.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang-Padre Island ADP and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for Tourist uses. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- Planned Unit Development and other creative land planning techniques should be encouraged (Residential Policy Statement K).
- Tourist-oriented business and development will continue to be encouraged and promoted by all agencies of the City as illustrated on the Future Land Use Map. This includes commercial ventures, condominiums and resorts, fishing and outdoor recreation facilities, and recreational vehicle parks (Policy Statement B.2).

- The City will continue to protect residential neighborhoods from encroachment of non-residential uses unless the negative effects of the non-residential uses are eliminated or significantly mitigated (Policy Statement B.13).

Department Comments:

- The proposed rezoning is consistent with the Comprehensive Plan.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes, lot widths, open space, sidewalk width, and street width and non-traditional street construction standards, while maintaining the required site area, building height, and building separation.
- The subject property consists of a single platted lot with infrastructure already in place. Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can encourage development on difficult sites.
- The master preliminary plat is generally consistent with all zoning requirements for the property.
- The proposed provision and configuration of roads and utilities is adequate to serve the property.
- The schedule of the development is feasible and assures that the proposed development will progress to completion within the time limits proposed.
- The location, size, and sequence of the development proposed assures orderly and efficient development of the land subject to the plat.

Staff Recommendation:

Approval of the change of zoning from the “RM-AT” Multifamily Apartment Tourist District to the “RS-TH/PUD” Townhouse with a Planned Unit Development, subject to the following ten conditions:

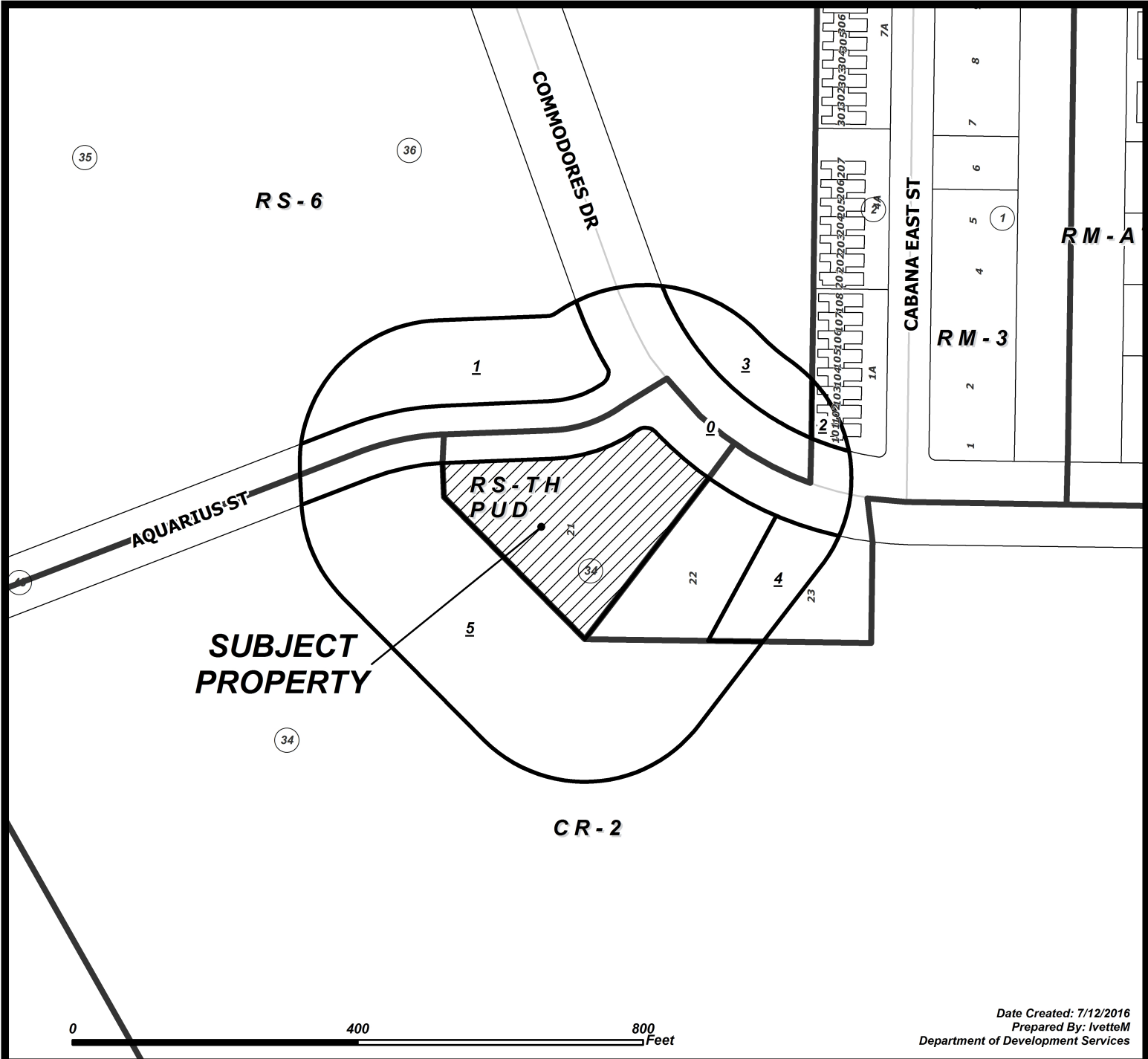
1. **Master Site Plan:** The Owners shall develop the Property in accordance with the guidelines of the “Cape Commodore Planned Unit Development.” The development of the Property is to consist of 20 townhouse units and 3 common areas and shall be constructed in one phase. The PUD on this property would allow for daily rental townhomes.
2. **Density:** The number of dwelling units on the Property shall not exceed 20.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The Property must have a minimum of 63 standard parking spaces, including shared spaces and those within garages. Parking is prohibited along the private street and pedestrian walkways.

5. **Setbacks and Lot Width:** Minimum setbacks shall be as set forth in the PUD: front yard requirement shall be a minimum of 15 feet to the building and 20 feet to the garage; corner street yard shall be a minimum of 20 feet; side yard shall be 0 feet; and the rear yard shall be a minimum of 10 feet. The minimum building separation is 10 feet. The minimum lot width shall be 22 feet.
6. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The Property shall provide the lots with access to a two-way private street with a width of not less than 20 feet with one-foot wide ribbon curbs on each side and a six-foot wide sidewalk on one side. The private streets shall be striped to indicate "Fire Lane/No Parking". The private street shall have access onto Commodores Drive only for emergency vehicles, and the driveway onto Commodores Drive shall be gated at all times and comply with Fire Department requirements to allow access.
8. **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street and the Owner shall construct a pedestrian access path from the parking areas to the pedestrian access.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

Public Notification	Number of Notices Mailed – 48 within 200-foot notification area 5 outside notification area	
	<u>As of July 20, 2016:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.		

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Cape Commodore PUD Guidelines
3. Application
4. Public Comments Received (if any)



Date Created: 7/12/2016
Prepared By: IvetteM
Department of Development Services

CASE: 0716-05

ZONING & NOTICE AREA

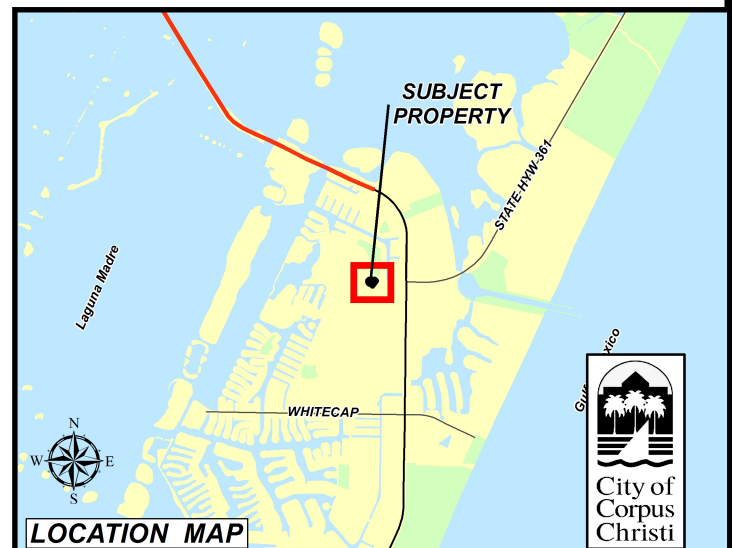
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RM-2	Multifamily 2	IH	Heavy Industrial
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ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
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CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

4 Owners within 200' listed on attached ownership table

Owners in favor

X Owners in opposition



**CAPE COMMODORE
PLANNED UNIT DEVELOPMENT
(PUD)**

**PADRE ISLAND, CORPUS CHRISTI,
TEXAS**

OWNER

OCEANIC B.C., LLC

SUBMITTED BY

**NAISMITH ENGINEERING, INC.
ENGINEER: CRAIG B. THOMPSON, P.E.**

**SOUTH TEXAS PRIME DESIGN GROUP, INC.
DESIGNER: JON HALL**

JUNE 2016

NEI: 9188



NaismithEngineering,Inc

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING

...
ESTABLISHED 1949

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DEVELOPMENT DESCRIPTION

The Cape Commodore Planned Unit Development (PUD) consists of a Master Site Plan of 1.32 Acres of a Re-Plat of Lot 21, of Block 34, Island Fairway Estates, at the intersection of Commodores Dr. and Aquarius St. on Padre Island. The development is a planned community that will consist of 20 single-family units and 3 common areas. The property currently sits on vacant land and is zoned at RS-TH/PUD. The applicant proposes a new PUD. The Future Land Use Plan designates the property for Medium Density Residential uses, less than 22 units per acre.

DEVELOPMENT LOCATION MAP

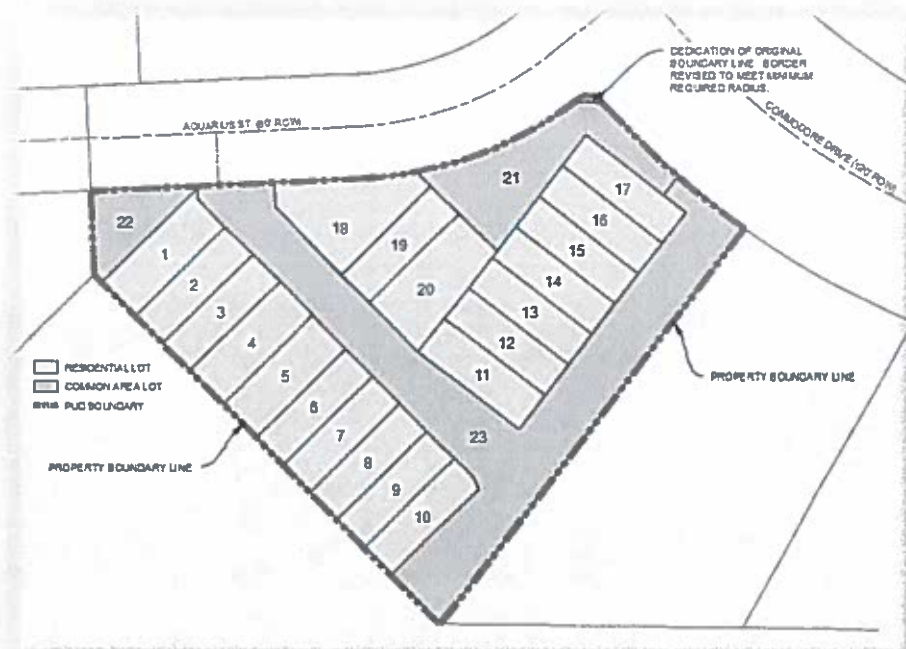


ADJACENT LAND USE AND ZONING

The following table indicates the Adjacent Land Use and Zoning at the time of the PUD:

	CURRENT LAND USE	ZONING
North of Property	Vacant and Public/Semi Public	RS-6
South of Property	Commercial	CR-2
East of Property	Commercial	RM-3
West of Property	Commercial	CR-2

The following is the Lot Layout for the development:



DEVELOPMENT DEVIATIONS

The following table indicates the Development Deviations:

DESCRIPTION		ZONING / PLATTING ORDINANCE REQUIREMENT (RS-TH)	PUD REQUIREMENTS
Lot Area in Square Feet		Minimum = 2,600 Maximum = N/A	Minimum = 1,230 Maximum = 1,600
Lot Width at Front in Feet		Minimum = 26 Maximum = N/A	Minimum = 22 Maximum = N/A
Right-of-way / Access Easement		50 feet	28 feet
Pavement Width in Feet		Minimum = 28	Minimum = 22 Maximum = N/A
Yard Requirements (Minimum in Feet)	Street – Non-Corner	10	Building = 15 Garage Door = 20
	Street – Corner	10	20
	Side – Single	0	0
	Side – Total	0	0
	Rear	5	10
Open Space – Percent Minimum		30	30
Building Height – Maximum in Feet		45	45
Building Spacing – Minimum in Feet		10	10
Parking Requirement Per Unit		2 per unit	2 per unit
Curb Type		Standard 6" Curb and Gutter	1' Ribbon Curb
Sidewalk		5' width on both sides	6' width on one side of road

DEVELOPMENT GUIDELINES

The following tables indicate the Development Guidelines for each lot type within the development:

DEVELOPMENT LOTS	DESCRIPTION	BLOCK NUMBER ^{*1}	LOT NUMBERS
	Residential Lot(s) ^{*1}	1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
	Commercial Lot(s) ^{*1}	N/A	N/A
	Common Area Lot(s) ^{*1}	1	21, 22, 23
^{*1} – AS PER MASTER SITE PLAN			

RESIDENTIAL LOTS	DESCRIPTION		REQUIREMENTS	
	Usage		Residential	
	Lot Area in Square Feet		Minimum = 1,230	Maximum = 1,600
	Lot Width at Front in Feet		Minimum = 22	Maximum = N/A
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	Building – 15	Garage – 20
		Street – Corner	20	
		Side – Single	0	
		Side – Total	0	
		Rear	10	
	Building Height – Maximum in Feet		45	
	Building Spacing – Minimum in Feet		As per International Building Code	
	Parking Requirement Per Unit		2	
	Maintenance		Lot Owner and/or Home Owners Association (HOA)	
	Improvements Allowed		Residential structure(s) and support structure(s) including decks, porches, pavements, fencing, landscaping, etc.	
	Improvements Placement		Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, and landscaping.	
	Rental		Daily, weekly, and monthly rentals are allowed	

		DESCRIPTION	REQUIREMENTS
COMMON AREA LOTS	Usage		Non-Residential Structures supporting the Community
	Lot Area in Square Feet		Minimum = N/A Maximum = N/A
	Lot Width at Front in Feet		Minimum = N/A Maximum = N/A
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	10
		Street – Corner	10
		Side – Single	5
		Side – Total	10
		Rear	10
	Building Height – Maximum in Feet		1-story
	Building Spacing – Minimum in Feet		As per International Building Code
	Parking Requirement		1 per 15,000 SF * ¹
	Landscape Requirement		Common Lots 21, 22, and 23 will be landscaped per UDC 7.3 and the design shall be done by an authorized designer.
	Maintenance		Home Owners Association (HOA)
	Improvements Allowed		Community structures and support structures including decks, pool, porches, pavements, fencing, landscaping, utilities, etc.
	Improvements Placement		Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, landscaping, utilities.
	^{*1} – The development is designed to be walkable and the common areas are intended for the residences only; The parking and landscape requirement is for lots 21 and 22 only.		

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The following is the Open Space Layout for the development:

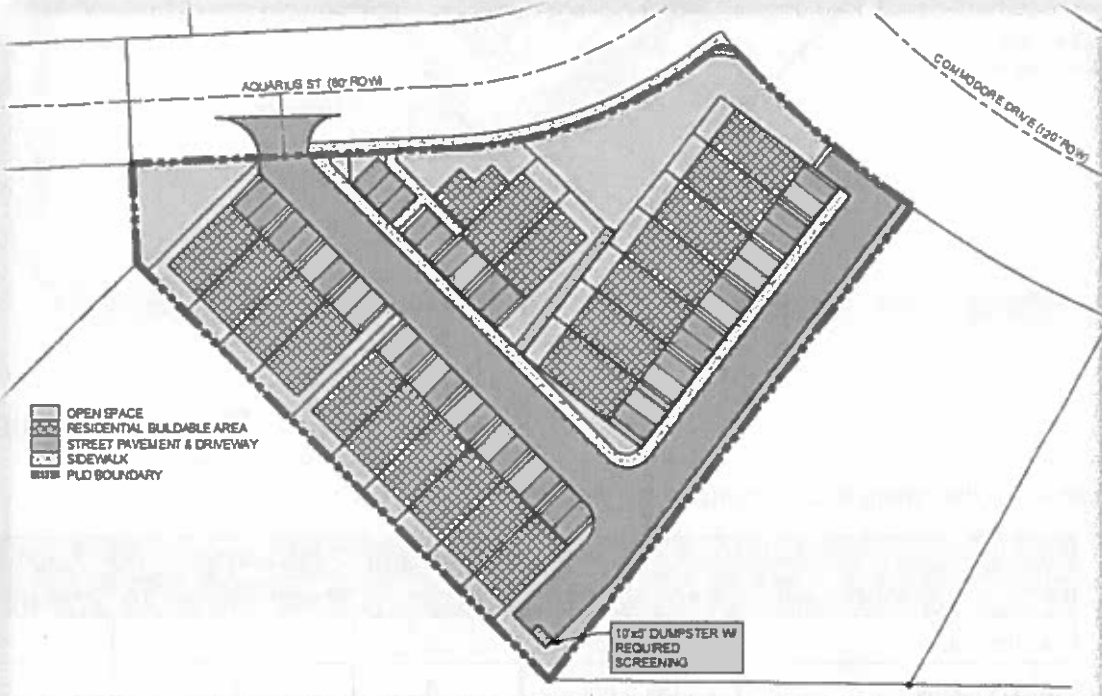
OPEN SPACE CALCULATION		QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	PERCENT OF AREA
Total Area of PUD		57,513	1.32	
Impervious Area	Total Residential Buildable Area ¹	18,124	0.42	
	Total Residential Driveway Area ²	7,646	0.17	
	Access Area ³	14,347	0.33	
Total Non-Open Space (Impervious Area)		40,207	0.92	70%
Total Open Space (Pervious Area) ⁴		17,306	0.40	30%

¹ Maximum area that can be constructed

² Area from YR to Back of curb excluding sidewalk area

³ Area of all Pavement and Sidewalk

⁴ Minimum Open Space required is 30%



VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular and Pedestrian Access for the development is indicated below. The entrance into the development will provide a 24 foot clear entrance/exit for emergency vehicles. The private drive within the development will be a minimum of 22' wide from edge of pavement throughout with fire land striping and signage installed. The development will provide a sidewalk and additional sidewalks may be provided to promote walkability and access to amenities that are not indicated.



PARKING REQUIREMENTS

The following is the Parking Requirements for the development:

LOT TYPE	REQUIREMENTS	QUANTITY OF LOTS	QUANTITY OF PARKING REQUIRED	QUANTITY OF PARKING PROVIDED
Residential ^{1 2 5}	2 per unit	20	40	40
Guest Parking ²	1 per 5 units	20	4	19
Common Area ⁴	1 per 15,000 SF ³	2	1	3
Total:			45	63

¹ – Each Residential unit shall have a Garage capable of holding one (1) common sized vehicle.

² – Each Residential unit will have a driveway capable of holding two (2) common sized vehicles, with one (1) being for guest common sized vehicle.

³ – Parking can be provided within the unit or anywhere within the limits of the development.

⁴ – Lot 21 & 22 SQFT 9,253.94

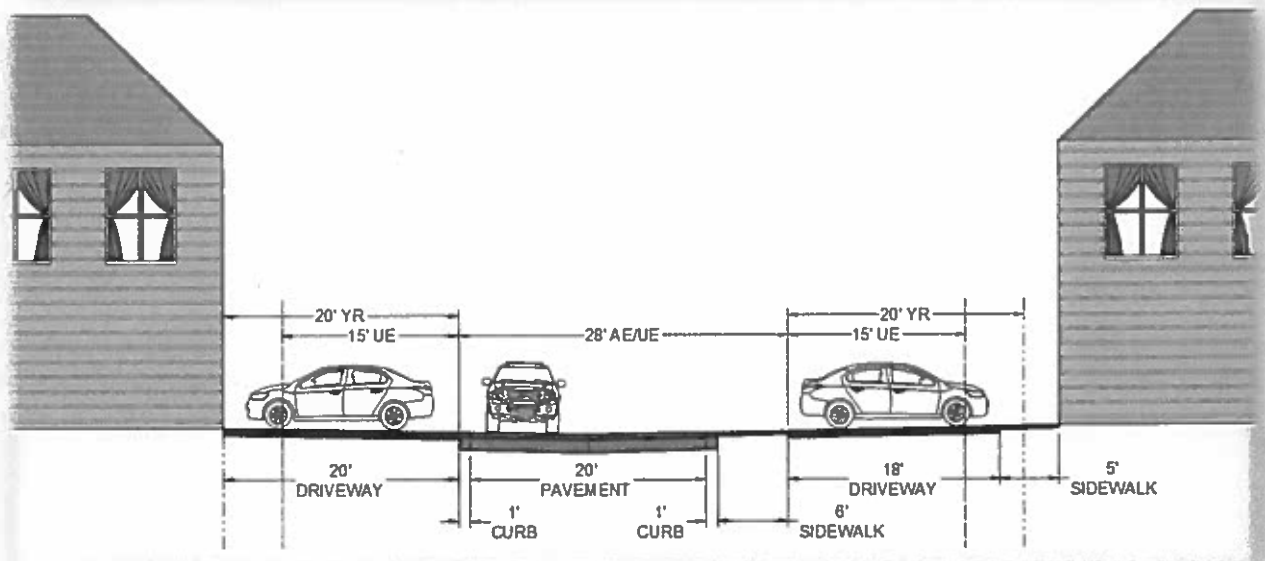
⁵ – Lot 18 shall be required not to have a garage and be required to have only 2 parking spaces and no guest parking requirement.

TYPICAL CROSS SECTION

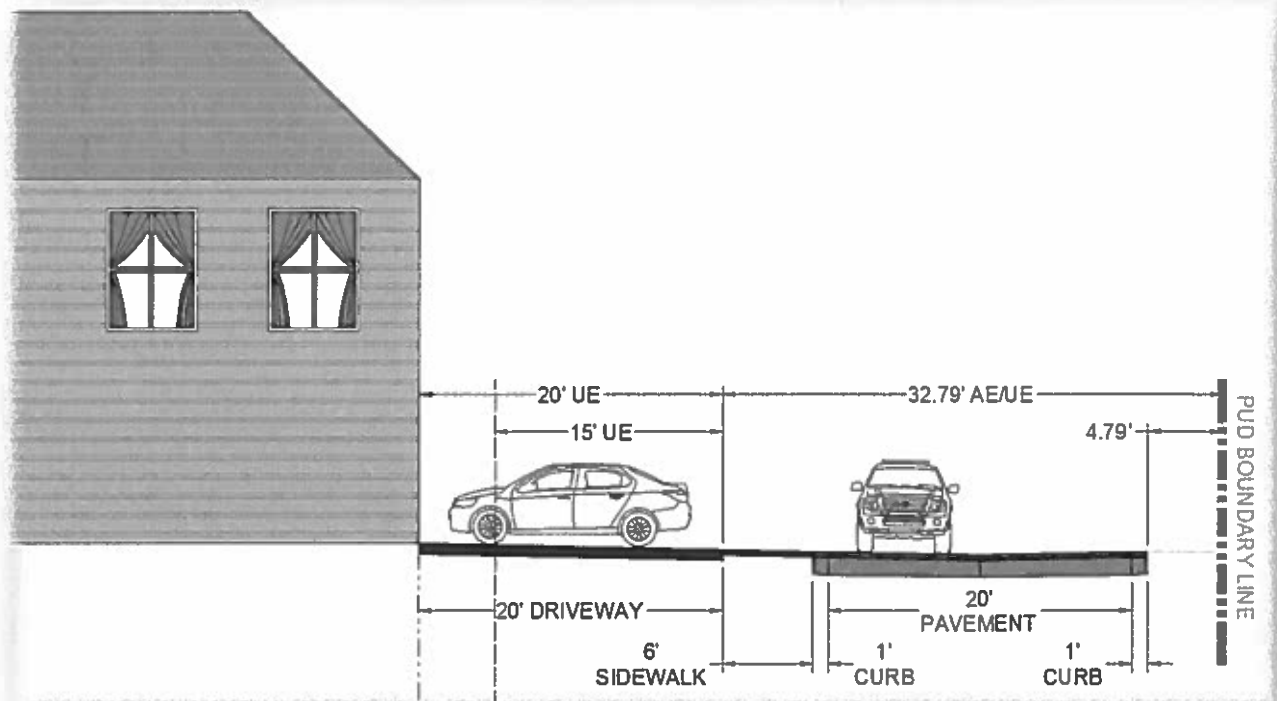
The following are Typical Cross Section(s) for the development:



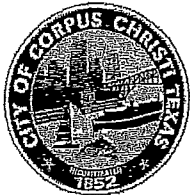
Cross Section A



For illustration purposes only. Residential structures may vary.



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Development Services Dept.
P.O. Box 8277
Corpus Christi, Texas 78469-8277
(361) 828-3240
Located at 2406 Leopard Street

Office Use Only

REZONING APPLICATION

Case No.: 0716-05 Map No.: 029027

PC Hearing Date: July 27, 2016 Proj. Mgr: LK

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

*A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Naismith Engineering Contact Person: Thomas Tiffin, P.E.
Mailing Address: 4501 Gollihar Road
City: Corpus Christi State: TX ZIP: 78411 Phone: (361) 814-9900
E-mail: tiffin@naismith-engineering.com Cell: (361) 550-8226

2. Property Owner(s): OCEANIC B.C. LLC Contact Person: N/A
Mailing Address: 4418 Ocean Drive
City: Corpus Christi State: TX ZIP: 78412 Phone: (N/A)
E-mail: N/A Cell: (N/A)

3. Subject Property Address: 14101 Commodores Dr. Area of Request (SF/acre): 1.184
Current Zoning & Use: RS-TH Vacant Proposed Zoning & Use: RS-TH/PUD Townhome
12-Digit Nueces County Tax ID: 3730-0034-0210
Subdivision Name: CAPE COMMODORE Block: 1 Lot(s): 23
Legal Description if not platted: Island Fairway Estates Lot 21 Block 34

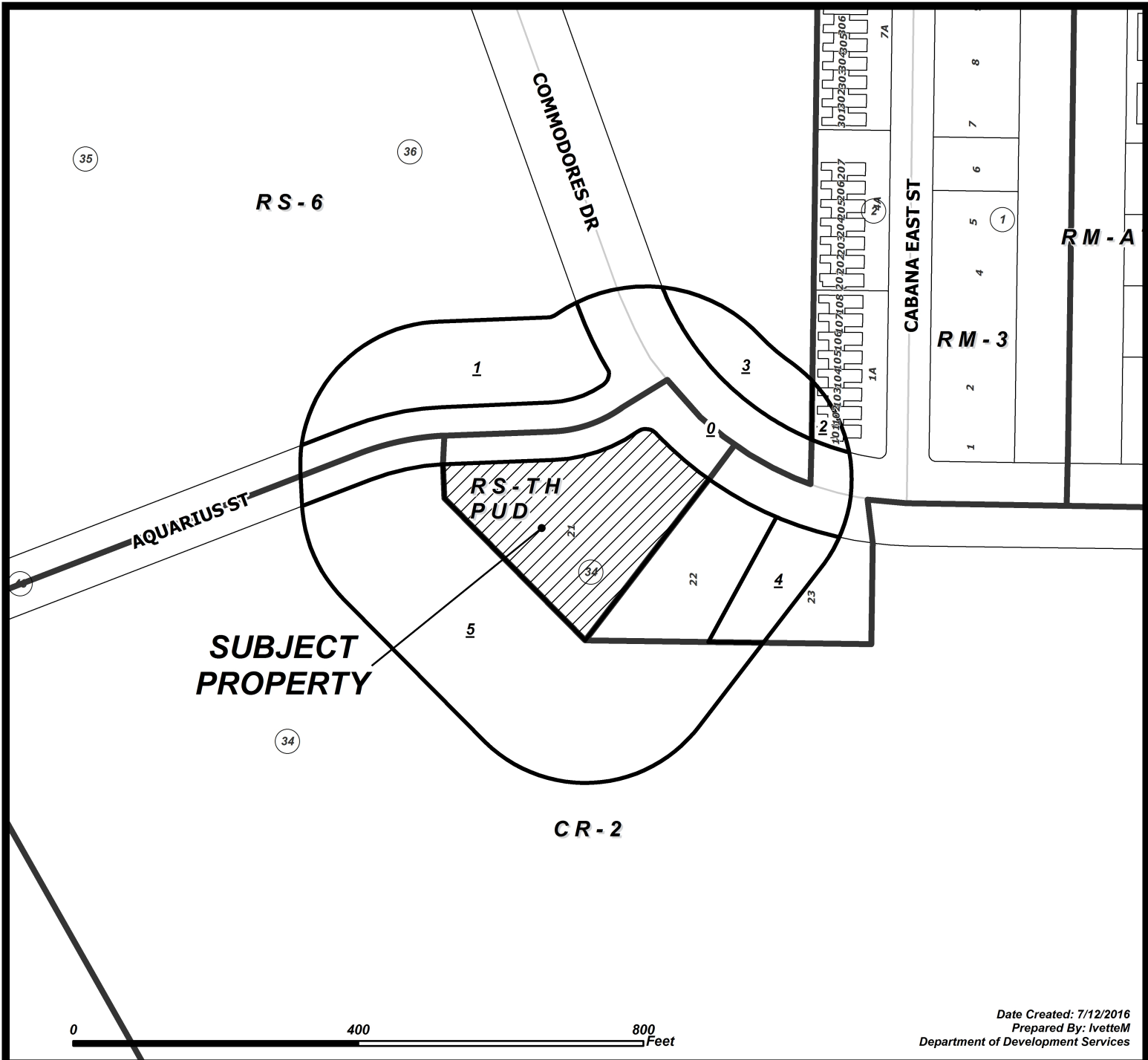
4. Submittal Requirements:
☒ Early Assistance Meeting: Date Held _____; with City Staff Leticia Kanmore
☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed
IF APPLICABLE:
☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☒ Site Plan for PUD or Special Permit
☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization
☐ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature
Willard Hamann Jr
Owner or Agent's Printed Name

Applicant's Signature
Willard Hamann Jr
Applicant's Printed Name

Office Use Only: Date Received: 2-24-16 Received By: BKP ADP: MPI
Rezoning Fee: 1692.50 + PUD Fee: \$25.00 + Sign Fee: 20.00 = Total Fee: 2537.50
No. Signs Required: 2 @ \$10/sign Sign Posting Date: _____



Date Created: 7/12/2016
Prepared By: IvetteM
Department of Development Services

CASE: 0716-05

ZONING & NOTICE AREA

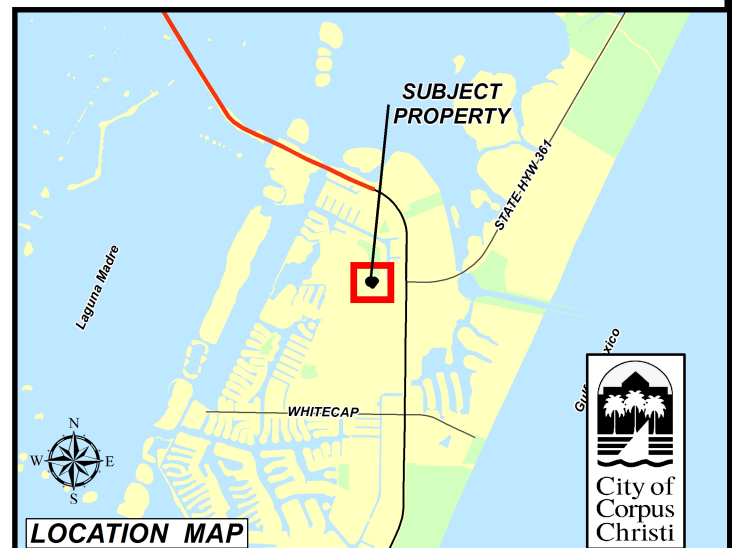
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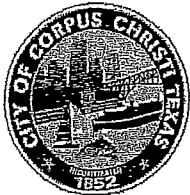
Subject Property with 200' buffer

4 Owners within 200' listed on attached ownership table

Owners in favor

X Owners in opposition





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Mailing Address: 4418 Ocean Drive
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E-mail: N/A Cell: (N/A)

3. Subject Property Address: 14101 Commodores Dr. Area of Request (SF/acre): 1.184
Current Zoning & Use: RS-TH Vacant Proposed Zoning & Use: RS-TH/PUD Townhome
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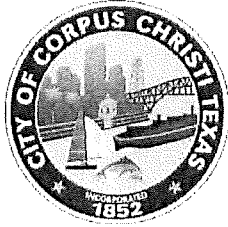
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Owner or Agent's Signature
Willard Hamann Jr
Owner or Agent's Printed Name

Applicant's Signature
Willard Hamann Jr
Applicant's Printed Name

Office Use Only: Date Received: 2-24-16 Received By: BKP ADP: MPI
Rezoning Fee: 1692.50 + PUD Fee: \$25.00 + Sign Fee: 20.00 = Total Fee: 2537.50
No. Signs Required: 2 @ \$10/sign Sign Posting Date: _____



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: OCEANIC B.C. LLC
STREET: 4418 Ocean Dr. CITY: Corpus Christi ZIP: 78412
FIRM is: ☐ Corporation ☒ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</u>

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</u>

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</u>

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

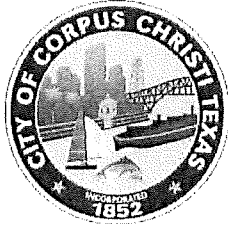
Name	Consultant
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</u>

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Lillad Kanungu Title: President
(Print Name)

Signature of Certifying Person: [Signature] Date: 2/23/16



DISCLOSURE OF INTERESTS

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Name	Job Title and City Department (if known)
------	--

None

None

None

None

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
------	-------

None

None

None

None

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
------	---------------------------------

None

None

None

None

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
------	------------

None

None

None

None

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Lillad Kanungu Title: President
(Print Name)

Signature of Certifying Person: [Signature] Date: 2/23/16

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Naismith Engineering, Inc.

Mailing Address: 4501 Gollihar Road

City: Corpus Christi State: TX Zip: 78411

Home Phone: () Business Phone: (361) 814-9900 Cell: ()

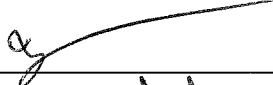
I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent:  Title: President Naismith

Printed/Typed Name of Agent: THOMAS T. LEE, P.E. Date: 2/23/2016

*Signature of Property Owner:  Title: President

Printed/Typed Name of Property Owner: William H. Hansen Date: 2/23/16

*Signature of Property Owner: _____ Title: 2/23/16

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

The *Cape Commodore* Planned Unit Development (PUD) consists of a Master Site Plan of 1.32 Acres of a Re-Plat of Lot 21, of Block 34, Island Fairway Estates, at the intersection of Commodores Dr. and Aquarius St. on Padre Island. The development is a planned townhouse community that will consist of 20 single-family units and 3 common areas. The property currently sits on vacant land and is zoned at RS-TH. The Future Land Use Plan designates the area as MDR. The minimum proposed single family unit size is 1230 SF and the maximum is 1600 SF. There will be 2 parking spaces per unit and a 6' sidewalk on one side of the road. The road will be 20' wide with a 1' ribbon curb.

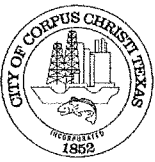
2. Identify the existing land uses adjoining the area of request:

North - RS-6

South - CR-2

East - RM-3

West - CR-2



Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Phone: (361)826-3240 www.cctexas.com

PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: 14806 Leeward Dr.

Legal Description (Subdivision, Lot, Block): Padre Island Sec B, Blk 52, Lt 22, 23, 24

Applicant Name: Naismith Engineering

Address: 4501 Gollihar Rd. City/State/Zip: Corpus Christi/Texas/78413

Telephone: 361-814-9900 Email: tliffin@naismith-engineering.com

Application Status (Select One): ☒ Rezoning ☐ Site Plan ☐ Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
1.32	Acres	RS-TH	Vacant	N/A	0	0	0	0

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
1.32	Acres	RS-TH	Townhome	230	.44*20 units	8.8	.52*20 units	10.4
Total						8.8	Total	10.4

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)
Commodores Dr.	NO	120	120
Estrada Dr.	YES	60	60

☐

For City Use Only

A Traffic Impact Analysis **IS** required. The consultant preparing the TIA must meet with the City to discuss the scope and requirements of the analysis prior to beginning the TIA.

☐

A Traffic Impact Analysis is **NOT** required. The proposed traffic generated does not exceed the established threshold.

☐

The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed By: _____ Date: _____

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.