

Ordinance amending the Unified Development Code (“UDC”) upon application by Laguna Village, Inc. (“Owner”), by changing the UDC Zoning Map in reference to a 3.0-acre tract of land out of all of Lot 1-A, the remaining portions of Lots 1, 2 and 3, and all of Lots 15, 16, 17, 18 and 19, Surfside Addition, from the “CG-2” General Commercial District to the “CR-2/PUD” Resort Commercial District with a Planned Unit Development Overlay on Tract 1 and from the “CG-2/PUD” General Commercial District with a Planned Unit Development Overlay to the “CR-2/PUD” Resort Commercial District with a Planned Unit Development Overlay on Tract 2; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application by Laguna Village, Inc. (“Owner”), 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, public hearings were held on Wednesday, May 21, 2014, during a meeting of the Planning Commission, and on Tuesday, June 24, 2014, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

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

SECTION 1. Upon application made by Laguna Village, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 3.0-acre tract of land out of all of Lot 1-A, the remaining portions of Lots 1, 2 and 3, and all of Lots 15, 16, 17, 18 and 19, Surfside Addition (the “Property”), located on the northeast corner of Laguna Shores Road and Caribbean Drive, from the “CG-2” General Commercial District to the “CR-2/PUD” Resort Commercial District with a Planned Unit Development Overlay on Tract 1 and from the “CG-2/PUD” General Commercial District with a Planned Unit Development Overlay to the “CR-2/PUD” Resort Commercial District with a Planned Unit Development Overlay on Tract 2 (Zoning Map No. 035028), as shown in Exhibits “A” and “B.” Exhibit A, which is a location map pertaining to the Property, and Exhibit B, which is a Master Site Plan, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

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

1. **Master Site Plan:** The Owner shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B. The development of the Property is to consist of 40 residential units and common area amenities and shall be constructed in one phase.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 13.33 dwelling units per acre.
3. **Building Height:** The maximum height of any structure on the Property shall not exceed 35 feet.
4. **Parking:** The property must have a minimum of four parking spaces per lot totaling 160 parking spaces for the development. Parking is prohibited within the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setback along Laguna Shores Road shall be 20 feet. Minimum 10-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum width for a residential lot shall be 30 feet. Minimum building separation between each residential unit shall be 10 feet with a five-foot wide side yard for each lot. A four-foot encroachment into the side yard of the staircase and landing will be allowed. Construction must comply with adopted City Building Code.
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 a one-way private street with a paved width of not less than 24 feet. The private street shall be striped to indicate "Fire Lane/No Parking." The driveway onto Laguna Shores Road shall be for egress only.
8. **Pedestrian Access:** A minimum five-foot wide sidewalk shall be constructed along the north side of the property as shown on the Master Site Plan.
9. **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.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 4. 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.

SECTION 5. 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 6. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 7. Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

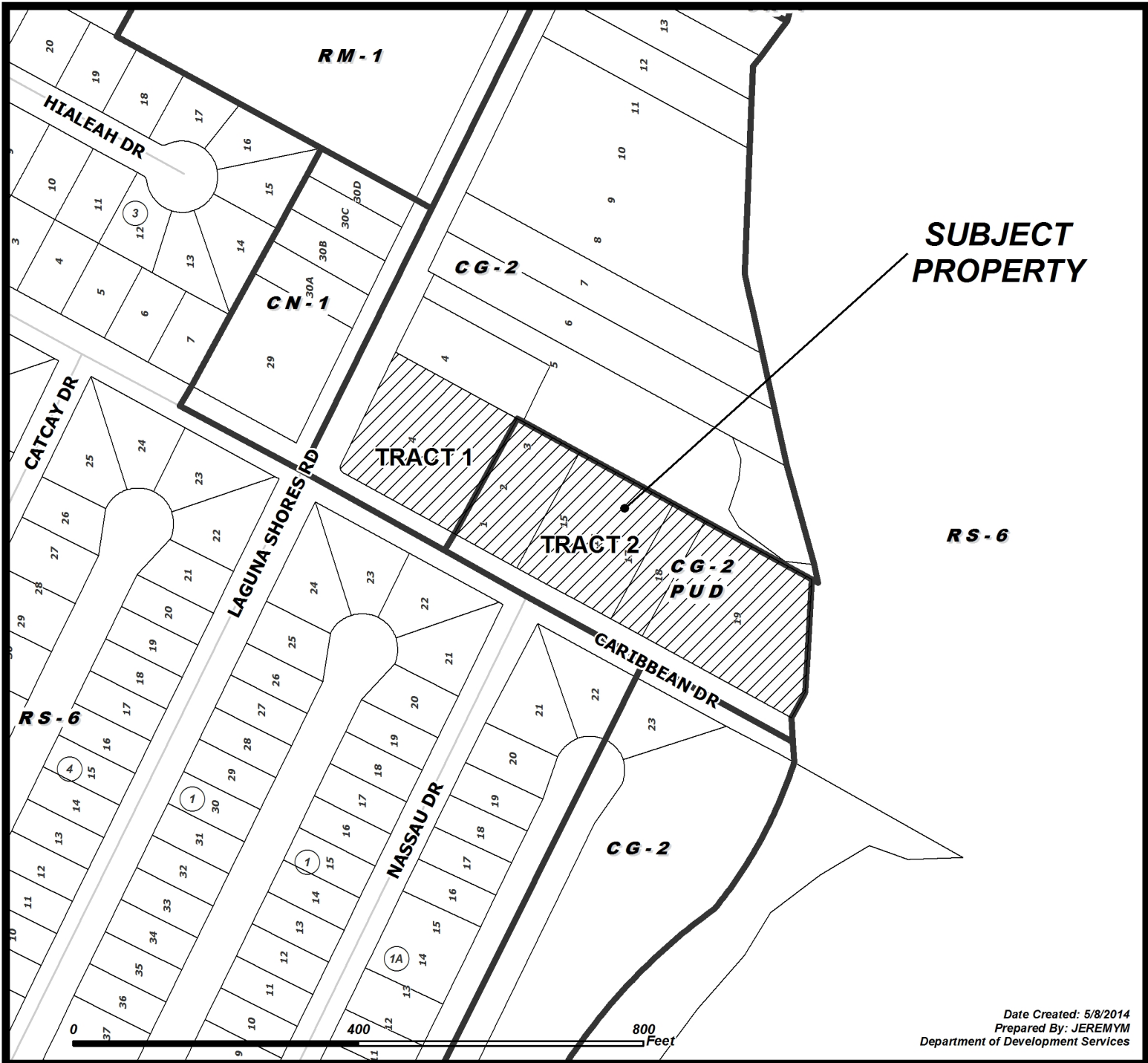
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20____

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor




**SUBJECT
PROPERTY**

RS-6

Date Created: 5/8/2014
Prepared By: JEREMYM
Department of Development Services

CASE: 1213-01
SUBJECT PROPERTY WITH ZONING

 Subject Property

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
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
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

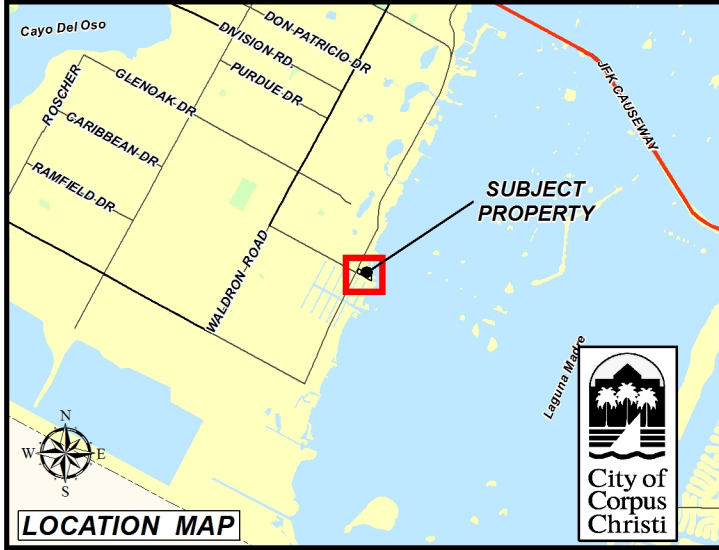
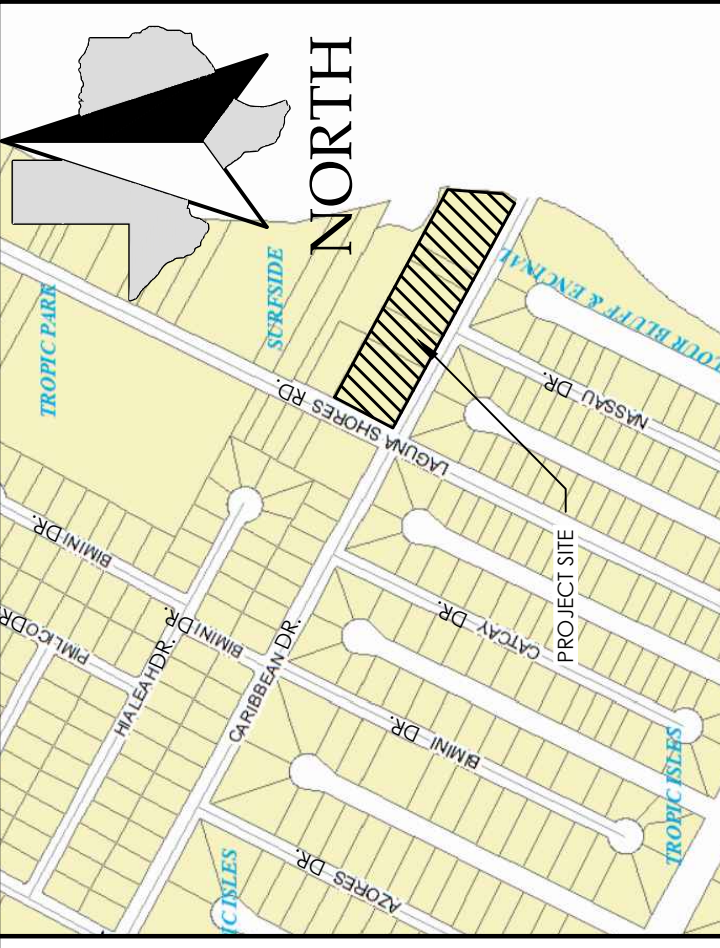


Exhibit A



VICINITY MAP
SCALE 1"=400'

CURVE TABLE

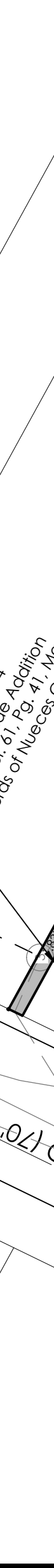
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	15.26	10.00	87°24'58"	9.56	S17°39'41"E	13.82
C2	15.26	10.00	87°25'30"	9.56	S17°39'57"E	13.82
C3	73.63	30.00	84°22'30"	45.32	N65°45'22"W	67.16
C4	24.38	30.00	46°34'03"	12.91	S84°39'43"E	23.72
C5	31.42	20.00	90°00'00"	20.00	N16°22'42"W	28.28
C6	31.42	20.00	90°00'00"	20.00	N16°22'42"W	28.28
C7	21.93	30.00	41°52'27"	11.48	S82°18'55"E	21.44
C8	2.46	30.00	4°41'35"	1.23	N74°24'03"E	2.46
C9	73.63	30.00	84°22'30"	45.32	N65°45'29"W	67.16
C10	16.16	10.00	92°34'30"	10.46	S72°20'03"W	14.46
C11	16.16	10.00	92°34'30"	10.46	S72°20'03"W	14.46
C12	15.26	10.00	87°25'30"	9.56	S17°39'57"E	13.82
C13	15.26	10.00	87°25'30"	9.56	S17°39'57"E	13.82

PLANNED UNIT DEVELOPMENT NOTES:

- PROPOSED LAND USES INCLUDING USES TO BE PROHIBITED: LAND IS PROPOSED FOR RESIDENTIAL AND DAY RENTAL USE.
- EXISTING NATURAL FEATURES SUCH AS BLUFFS, SINK HOLES, TOPOGRAPHY, DRAINAGE WAYS, 100-YEAR FLOOD PLAIN, IF APPLICABLE EXISTING TOPOGRAPHY AT A MAXIMUM OF 500' INTERVALS, SEE DEVELOPMENT PLAN FOR TOPOGRAPHY.
- LOCATION OF PROPOSED BUILDINGS, BUILDING ENVELOPES, OR BUILDING SETBACKS: SIDE YARD SETBACKS ARE 5'; REAR YARD SETBACK IS 5' AND FRONT YARD SETBACK IS 10'.
- A TABULATION OF PROPOSED DWELLING UNIT DENSITY IN RESIDENTIAL AREAS: A TOTAL OF 40 RESIDENTIAL LOTS ARE PROPOSED WITH A RATIO OF 13.33 PER ACRE.
- A TABULATION OF PROPOSED FLOOR AREA RATIOS AND MAXIMUM HEIGHTS OF PROPOSED BUILDINGS: THE FLOOR AREAS SHALL BE NO GREATER THAN THE AREA WITHIN THE SETBACKS OF EACH PROPOSED LOT. THE MAXIMUM HEIGHT OF THE BUILDINGS SHALL BE NO GREATER THAN ALLOWED BY CODE.
- PROPOSED CIRCULATION SYSTEMS, INCLUDING PRELIMINARY CROSS SECTIONS: A PRIVATE STREET SHALL BE ROUTED ONE WAY FROM CARIBBEAN DRIVE TO LAGUNA SHORES. THE ROAD SHALL BE 24' BACK TO BACK AND PAVED WITHOUT THE USE OF CONCRETE.
- PROPOSED PUBLIC PARKS, GREENBELTS, AND OTHER OPEN SPACE: LOTS 41 AND 42 OF THE DEVELOPMENT ARE COMPRISED OF THE PRIVATE ROAD AND COMMON AREAS.
- PROPOSED PUBLIC FACILITIES, I.E. SCHOOL SITES, FIRE STATION, ETC.; NO PUBLIC FACILITIES ARE PROPOSED.
- LOCATION AND TYPE: THE DEVELOPMENT IS LOCATED AT THE NORTHEAST INTERSECTION OF LAGUNA SHORES ROAD AND CARIBBEAN DRIVE. THE DEVELOPMENT IS PROPOSED FOR RESIDENTIAL USE.
- LOT SETBACKS: 5' SIDE AND REAR, 10' FRONT YARD.
- LOT WIDTHS: LOT WIDTHS ARE SHOWN ON THE DEVELOPMENT PLAN.
- LOT AREAS: LOT AREAS ARE SHOWN ON THE DEVELOPMENT PLAN.
- DESIGN OF STREET AND SIDEWALKS: SEE DEVELOPMENT PLAN.
- OPEN SPACE (PERVIOUS AREA) CALCULATION: TOTAL SIDE YARD, NON PAVED AREA = 46227.75 SF / 123671.63 SF = 37.42% OF SITE.
- STATE PROPOSED LAND USES: LAND IS PROPOSED FOR RESIDENTIAL USE.
- SHOW FOOTPRINTS OF ANY STRUCTURES TO BE CONSTRUCTED: SEE DETAIL.
- BUILDING HEIGHT: NOT TO EXCEED THAT ALLOWED BY CODE.
- BUILDING SEPARATION DISTANCE: SEE INSET.
- AMENITIES: AMENITIES SHALL INCLUDE A RECREATIONAL AREA / MARINA FOR COMMON AREA USE.
- LANDSCAPING: LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY CITY ORDINANCE.
- PARKING LAYOUT & CALCULATION: 4 PARKING SPACES (2 STACKED) SHALL BE PROVIDED FOR EACH LOT FOR A TOTAL OF 160 SPACES. NO STREET PARKING SHALL BE ALLOWED.
- PROVISION FOR TRASH SERVICE: TRASH SERVICE SHALL BE PROVIDED BY CITY OF CORPUS CHRISTI VIA INDIVIDUAL COLLECTIONS BINS FOR EACH LOT.
- SCREENING NEEDED: NO SCREENING IS PROPOSED. DEVELOPMENT WILL BE GATED WITH ENTRANCE OFF OF CARIBBEAN DR AND EXIT ONTO LAGUNA SHORES RD.
- DEVIATIONS FROM UDC: SEE CHART.
- PHASING: THE CIVIL IMPROVEMENTS SHALL BE COMPLETED IN THEIR ENTIRETY. BUILDINGS SHALL BE CONSTRUCTED INDIVIDUALLY AS REQUIRED.
- COMMON AREA EASEMENT: 15' COMMON AREA EASEMENT SHALL BE USED FOR PARKING, SIGNAGE AND/OR GENERAL MAIL FACILITIES.

LINE TABLE

LINE	LENGTH	BEARING
L1	44.04	N26°02'49"E
L2	21.03	S07°29'18"W
L3	11.48	N61°22'10"W
L4	11.48	S61°22'10"E



NO ACCESS SHALL BE GRANTED TO CARIBBEAN DRIVE FROM LOTS 21-40.

UDC STANDARDS

RS-4.5	CR-2	CR-2 (PUD)	
MAX DENSITY - UNITS PER ACRE	9.68	37	13.33
MIN LOT AREA	4500 SF	6000 SF	2323 SF
MIN LOT WIDTH	45'	50'	30'
MIN YARD - STREET FRONT	20'	20'	10'
MIN YARD - STREET CORNER	10'	15'	10'
MIN YARD - SIDE SINGLE	5'	10'	5'
MIN YARD - SIDE TOTAL	10'	20'	10'
MIN YARD - REAR	5'	10'	5'
MIN OPEN SPACE	30%	30%	37.42%
MAX HEIGHT	35'	NONE LISTED	35'



NOTE: THIS DOCUMENT IS FOR PRELIMINARY PLATING PURPOSES. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

FOR INTERIM REVIEW: NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.

JSA J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions

JAMES SCHWARZ, PE
NAME
TX 89466
LICENSE NO.
5-13-14
DATE

REVISION

REVISION	DATE

DEVELOPMENT PLAN
ANDY NORTON

LAGUNA VILLAGE P.U.D.

001 OF 001