

# STAFF REPORT

Case No. 0617-06  
 INFOR No. 17ZN1017

**Planning Commission Hearing Date:** July 12, 2017

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Aruba Bay Resort, LLC.  <b>Applicant/Representative:</b> Hanson Professional Services, Inc.  <b>Location Address:</b> 15057 Aruba Drive  <b>Legal Description:</b> Padre Island-Corpus Christi, Section C, Lots 17 thru 20 and Padre Island-Corpus Christi, Section E, Block 1, Lots 1 and 2, located along the west side of Leeward Drive at the intersection with Aruba Drive, and north of Windward Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "CR-1/IO" Resort Commercial District with the Island Overlay  <b>To:</b> "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay  <b>Area:</b> 3.65 acres  <b>Purpose of Request:</b> To allow for the construction of planned community that will consist of 52 single-family lots, 3 common areas lots, and 1 commercial lot.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"CR-1/IO" Resort Commercial with the Island Overlay	Vacant	Mixed Use
<i>North</i>		"CR-1/IO" and "CR-2/IO" Resort Commercial with the Island Overlay and "RM-AT/IO/PUD" Multifamily AT with the Island Overlay and a Planned Unit Development	Vacant	Mixed Use
<i>South</i>		"RM-AT/IO" Multifamily AT with the Island Overlay	Medium Density Residential	Mixed Use
<i>East</i>		"RM-AT/IO" Multifamily AT with the Island Overlay	Medium Density Residential	Mixed Use
<i>West</i>		"CR-2/IO" Resort Commercial with the Island Overlay	Drainage	Mixed Use
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for mixed uses. The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay is consistent with the adopted Future Land Use Map which calls for mixed uses.  <b>Map No.:</b> 028025  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 392 feet of street frontage along Aruba Drive which is designated as an “A1” Minor Arterial Undivided Street and 340 feet of street frontage along Leeward Drive which is designated as a “C1” Minor Residential Collector Street.				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	Aruba Drive	Local/Residential	50’ ROW 28’ paved	60’ ROW 40’ paved	N/A
	Leeward Drive	“C1” Minor Collector	60’ ROW 40’ paved	100’ ROW 60’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “CR-1/IO” Resort Commercial District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay to allow for the construction of planned community that will consist of 52 single-family lots, 3 common areas lots, and 1 commercial lot.

**Development Plan:** The subject property is comprised of 3.65 acres and is proposed to be a planned community that will consist of 52 single-family lots, 3 common areas lots, and 1 commercial lot.

<b>Minimum Dimensions</b>	<b>“RM-AT” District Standards</b>	<b>“RS-TH” District Standards</b>	<b>Proposed PUD</b>	<b>Deviation</b>
Lot Area	5,000 sf.	1,600 sf.	1,490 sf.	<b><u>Yes</u></b>
Minimum Lot Width	50 ft.	16 ft.	22 ft.	No
Front Yard	20 ft.	10 ft.	7 ft.	<b><u>Yes</u></b>
Front Yard (Corner)	10 ft.	10 ft.	4 ft.	<b><u>Yes</u></b>
Side Yard	5 ft.	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Open Space	25%	30%	30%	No
Paved Street Width	28 ft.	28 ft.	24 ft.	<b><u>Yes</u></b>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	1 ft. ribbon curb	<b><u>Yes</u></b>
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests) Com: 1:250 sf.	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests) Com: 1:250 sf	2/ unit (2 bedroom) 1/5 units (guests) Com: 1:355 sf.	<b><u>Yes</u></b>
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	6 ft. sidewalk on one side of the private street	<b><u>Yes</u></b>

“RS-TH” District standards are applied in the “RM-AT” District in the cases of Townhome Developments.

**Existing Land Uses & Zoning:** The subject property is currently zoned “CR-1/IO” Resort Commercial with the Island Overlay and is vacant land. To the west is Packery Channel). To the north, several rezoning cases have occurred since 2011. Approved rezoning included two Planned Unit Developments (PUD) in 2013 and 2015. Other properties in close proximity to the north include “CR-1/IO” Commercial Resort with the Island Overlay and “RM-AT/IO” Multifamily AT with the Island Overlay properties. Both “CR-1/IO” and “RM-AT/IO” properties allow apartments and overnight accommodation uses. To the south are properties zoned “RM-AT/IO” Multifamily AT with the Island Overlay and consist of high density residential (i.e. condominiums and townhomes) developments. Lastly, to the east across Leeward Boulevard are properties zoned “RM-AT/IO” Multifamily AT with the Island Overlay and also consist of high density residential (i.e. condominiums and townhomes) developments. Additionally, one Planned Unit Development was approved and constructed in 2013.

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

**Plat Status:** The property is platted. However, the property will be replatted as part of the Planned Unit Development (PUD) rezoning process.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Mustang/Padre Island Development Plan (ADP). The proposed rezoning to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development is consistent with the adopted with the Mustang/Padre Island ADP. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- 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 designation of “Mixed Use” in the Future Land Use Plan expresses the City’s desire to mix residential and non-residential uses. (Policy Statement B.10).

**Department Comments:**

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC, and the Mustang/Padre Island Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

- The property is currently vacant, zoned “CR-1/IO” Resort Commercial with the Island Overlay, and has never been developed.
- Surrounding properties have been rezoned within the past thirteen years indicating a pattern towards high density residential and commercial development. The zoning pattern is in line with a PlanCC policy statement of creating urban villages and accommodating continuous growth.
- The PUD will allow Daily, Weekly, and Monthly rentals. The current “CR-1” Resort Commercial District with the Island Overlay allows this use today.
- 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. Additionally, PUDs are encouraged in the Mustang/Padre Island ADP.
- Staff finds that the proposed deviations are acceptable and the request has been approved by the Technical Review Committee (TRC).
- The subject property is located in a “Vinyl Not Allowed” area.

**Staff Recommendation:**

Approval of the change of zoning from the “CR-1/IO” Resort Commercial District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay with the following conditions:

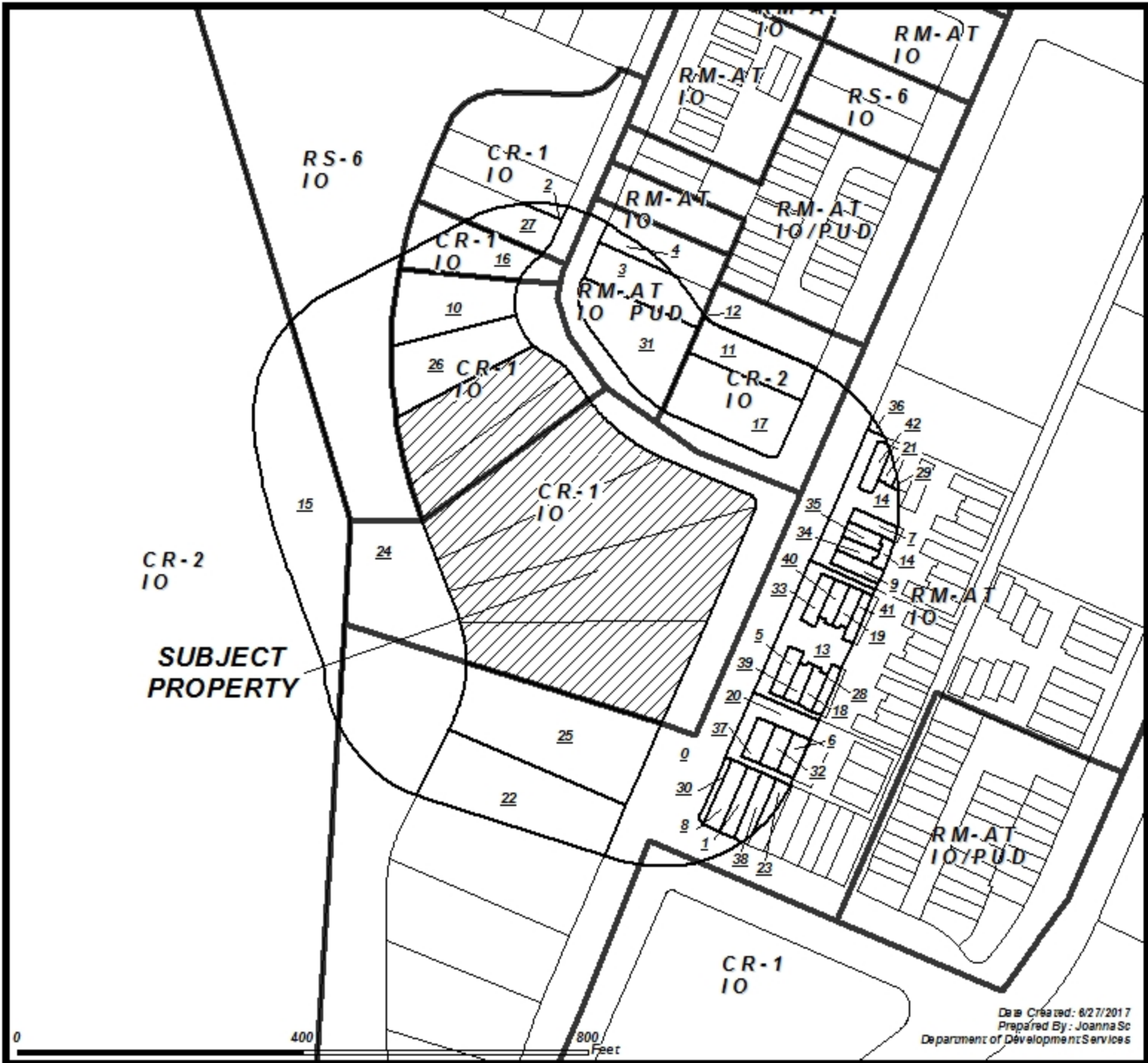
- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Aruba Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 52 single-family lots, 3 common areas lots, and 1 commercial lot.
- 2. Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 14.25 dwelling units per acre.
- 3. Parking:** The property must have a minimum of 2 parking spaces (9 feet wide by 18 feet long) per dwelling unit. Parking standards for any commercial uses are set a 1 parking space for every 355 square feet of gross floor area. Parking is prohibited within the private street and pedestrian walkways.
- 4. Setbacks and Lot Width:** Minimum front yard setbacks for all lots shall be seven feet and on a corner four feet. Minimum width for townhouse lots shall be 16 feet.
- 5. 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.
- 6. Private Street Access:** The 2-way private access drive shall not be less than 24 feet and the 1 foot ribbon curb shall be striped or marked to indicate “Fire Lane/No Parking.”
- 7. Pedestrian Access:** Sidewalks shall be 6 feet wide on one side of the private street and shall be constructed and maintained as identified on the master site plan.

8. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.
9. **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.

<b>Public Notification</b>	Number of Notices Mailed – 84 within 200-foot notification area 8 outside notification area
	<b><u>As of July 7, 2017:</u></b>
	In Favor – 2 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:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Planned Unit Development (PUD) Guidelines and Master Site Plan
- C. Public Comments Received (if any)



Date Created: 8/27/2017  
 Prepared By: Joanna Se  
 Department of Development Services

## CASE: 0617-06 ZONING & NOTICE AREA

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-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-2F Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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	

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



**ARUBA  
PLANNED UNIT DEVELOPMENT  
(PUD)**

**PADRE ISLAND, CORPUS CHRISTI,  
TEXAS**

**OWNER**

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**ARUBA BAY RESORT, LLC**

**SUBMITTED BY**

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**HANSON PROFESSIONAL SERVICES, INC.**

**ENGINEER: CRAIG B. THOMPSON, P.E.**

**SOUTH TEXAS PRIME DESIGN GROUP, INC.**

**DESIGNER: JON HALL**

**JUNE 2017**

**HANSON: 16E0337**



**HANSON**

Engineering | Planning | Allied Services

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## DEVELOPMENT DESCRIPTION

The Aruba Planned Unit Development (PUD) consists of a Master Site Plan of 3.65 acres, being all of Lots 17, 18, 19, and 20, Padre Island-Corpus Christi Section C, of Volume 34, Pages 133 M.R.N.C.T. and all of Lots 1 and 2, Block 1, Padre Island-Corpus Christi Section E, of Volume 38, Pages 25-26, M.R.N.C.T., at the intersection of Aruba Dr. and Leeward Dr. on Padre Island. The development is a planned community that will consist of 52 single-family lots, 3 common areas lots, and 1 commercial lot. The property currently sits on low density residential and vacant land and is currently zoned Resort Commercial (CR-1/IO). The Future Land Use Plan designates the area as mixed use. The proposed zoning is RM-AT/IO/PUD. The proposed density will be 1 unit for every 2522 square feet per the residential and common area lots.

## DEVELOPMENT LOCATION MAP



Google Maps Imagery Date: March 2017

## 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	CR-1, CR-2, RM-AT
South of Property	Medium Density Residential	RM-AT
East of Property	Medium Density Residential	RM-AT
West of Property	Vacant	CR-1, CR-2, RS-6

The following is the Lot Layout for the development:



## DEVELOPMENT DEVIATIONS

The following table indicates the Development Deviations for the Residential Lots:

DESCRIPTION		UDC- ZONING/PLATTING ORDINANCE REQUIREMENTS (RS-TH)	PUD REQUIREMENTS
Lot Area in Square Feet		Minimum = 2,600 Maximum = N/A	Minimum = 1,490 Maximum = 4,000
Lot Width at Front Yard Requirement Line in Feet		Minimum = 26 Maximum = N/A	Minimum = 22 Maximum = N/A
Right-of-way / Access Easement		50 feet	Minimum = 24 feet
Pavement Width in Feet		Minimum = 28	Minimum = 24
Yard Requirements (Minimum in Feet)	Street – Non-Corner	10	Minimum = 7
	Street – Corner	10	Minimum = 4
	Side – Single	0	0
	Side – Total	0	0
	Rear	5	5
Curb Type		Standard 6" Curb and Gutter	1' Ribbon Curb
Sidewalk		5' width on both sides	6' sidewalk required when on one side of road

The following table indicates the Development Deviations for the Common Area Lots:

DESCRIPTION	UDC- OPEN AREA	PUD REQUIREMENTS
Parking requirement per Parks and Open Area in Square Feet	1 per 10,000 SF outdoor lot area	1 per 10,360 SF*
<i>* – The development is designed to be walkable and the common areas are intended for the residences only.</i>		

The following table indicates the Development Deviations for the Commercial Lot:

DESCRIPTION	UDC- COMMERCIAL	PUD REQUIREMENTS
Parking requirement per Retail Sales and Service in Square Feet	1 per 250 SF	1 per 355 SF

## DEVELOPMENT GUIDELINES

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

DEVELOPMENT LOTS	DESCRIPTION	BLOCK NUMBER	LOT NUMBERS
	Residential Lot(s)	1	1-52
	Common Area and Access Easement Lot(s)	1	53-55
	Commercial Lot	2	1

RESIDENTIAL LOTS	DESCRIPTION	REQUIREMENTS
	Usage	Residential
	Open Space- Percent Minimum	30
	Building Height – Maximum in Feet	45
	Building Spacing – Minimum in Feet	10
	Parking Requirement Per Unit	Minimum = 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

COMMON AREA LOTS	DESCRIPTION	REQUIREMENTS	
	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	7 *
		Street – Corner	7*
		Side – Single	0
		Side – Total	0
		Rear	5 *
	Building Height – Maximum in Feet	1-story	
	Building Spacing – Minimum in Feet	As per International Building Code	
	Landscape Requirement	Will be determined during building permitting.	
	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.	
	* – Yard requirement is for Block 1, Lot 53 and 55 only.		

		DESCRIPTION	REQUIREMENTS	
		<b>COMMERCIAL LOT</b>	Usage	Commercial
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		18	
	Street – Corner		10	
	Side – Single		0	
	Side – Total		0	
	Rear		5	
Building Height – Maximum in Feet	N/A			
Building Spacing – Minimum in Feet	As per International Building Code			
Landscape Requirement	Will be determined during building permitting.			
Maintenance	Lot Owner			
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.			

The following is the Open Space Layout for the development:

OPEN SPACE CALCULATION	QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	
Total Area of PUD	159148	3.65	
Total Non-Open Space (Impervious Area) <sup>1,2,3</sup>	107053	2.46	67%
Total Open Space (Pervious Area) <sup>4</sup>	52095	1.19	33%

<sup>1</sup> Constructed building area

<sup>2</sup> Driveway area

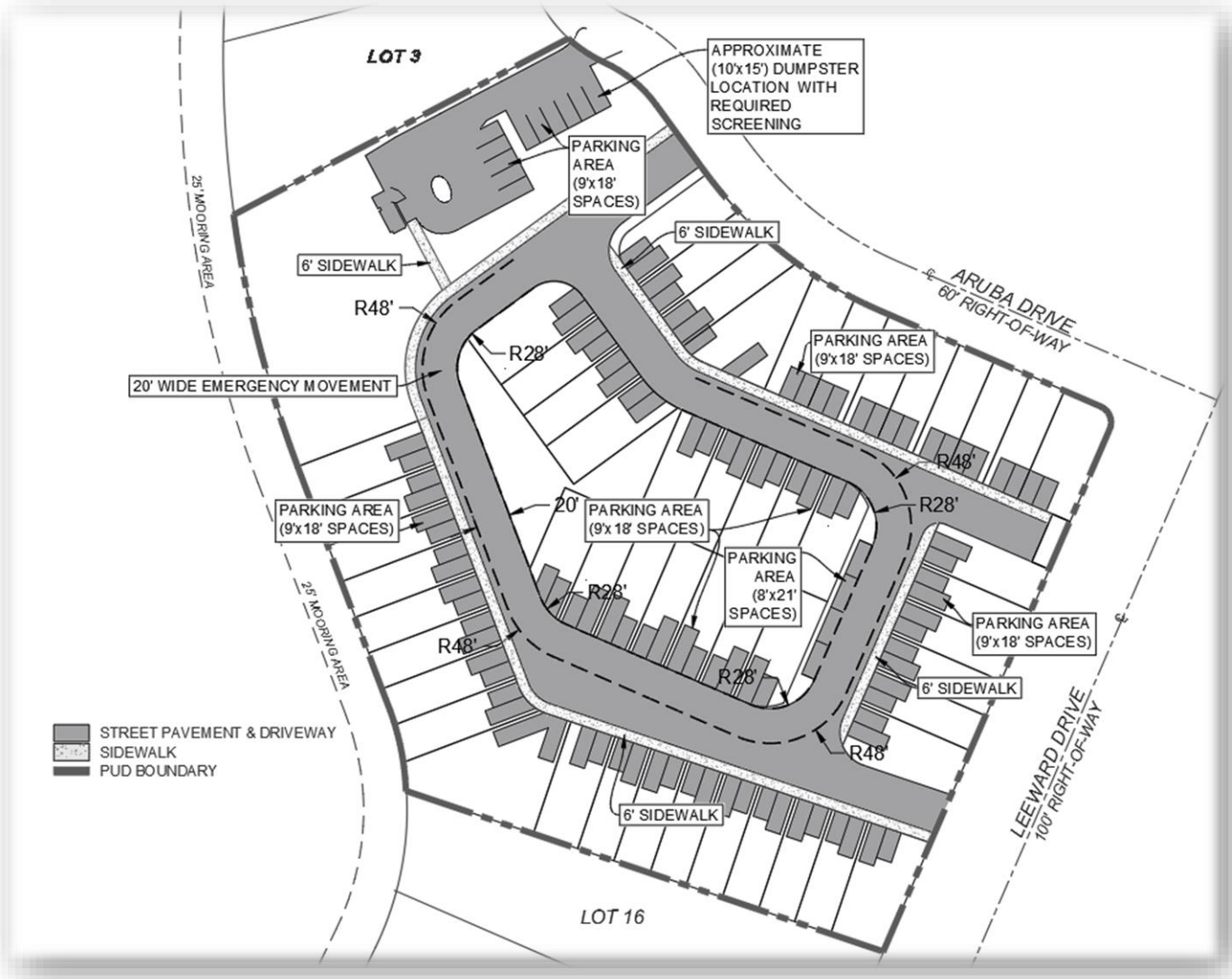
<sup>3</sup> Area of all Pavement and Sidewalk

<sup>4</sup> Minimum Open Space required is 30%



## VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular and Pedestrian Access for the development is indicated below. The entrances 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 24' wide from back-of-curb to back-of-curb. The development will provide 6' sidewalks on one side of the road to promote walkability and access to future amenities as indicated. Vehicular access onto Block 1, Lots 18-25 and 55 from Leeward Drive and onto Block 1, Lots 25-36 from Aruba Drive is prohibited.



## PARKING REQUIREMENTS

The following is the Parking Requirements for the development:

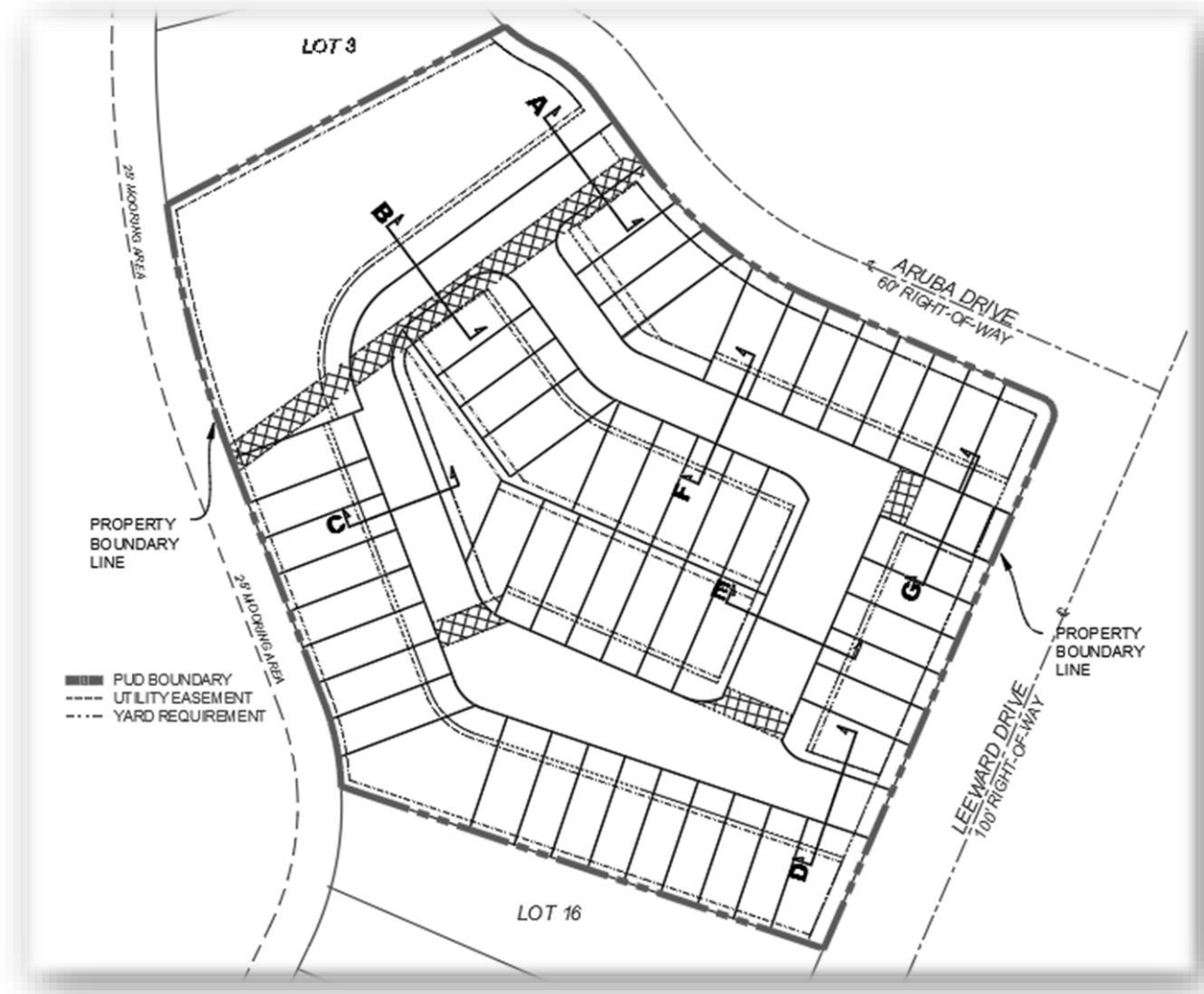
LOT TYPE	REQUIREMENTS	QUANTITY OF LOTS	QUANTITY OF PARKING REQUIRED	QUANTITY OF PARKING PROVIDED
Residential <sup>1</sup>	2 per unit	52	104	104
Residential - Guest Parking <sup>1</sup>	1 per 5 units	52	11	41
Common Area	1 per 10,360 SF	3	4	4
Commercial	1 per 355 SF	1	10	10
Total:			129	159

<sup>1</sup> – Parking can be provided within the unit or anywhere within the limits of the development.

## TYPICAL CROSS SECTION

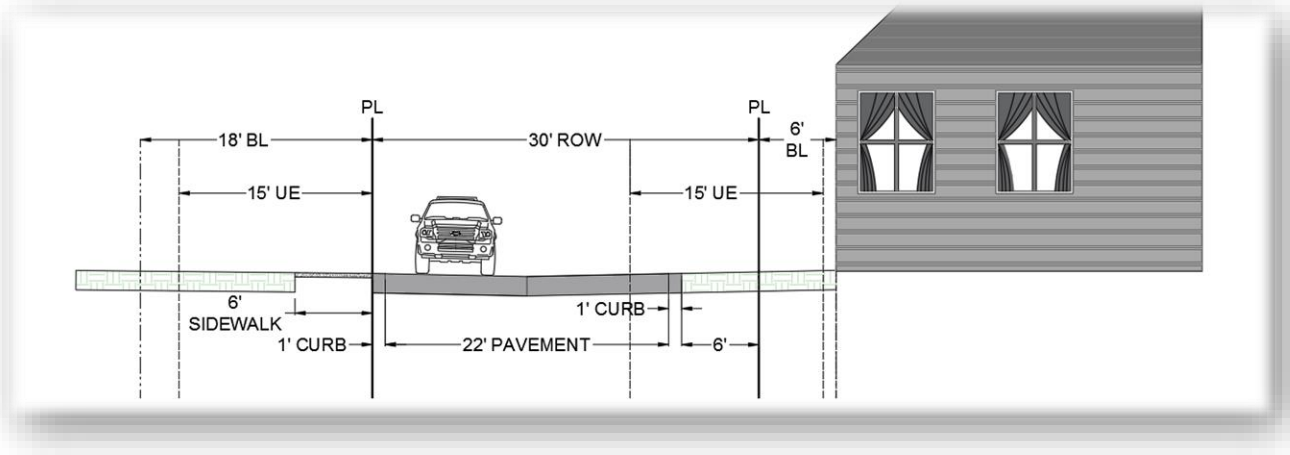
The following are Typical Cross Section(s) for the development:

NOTE: The Right of Way is a Private Access Easement and Private Utility Easement.

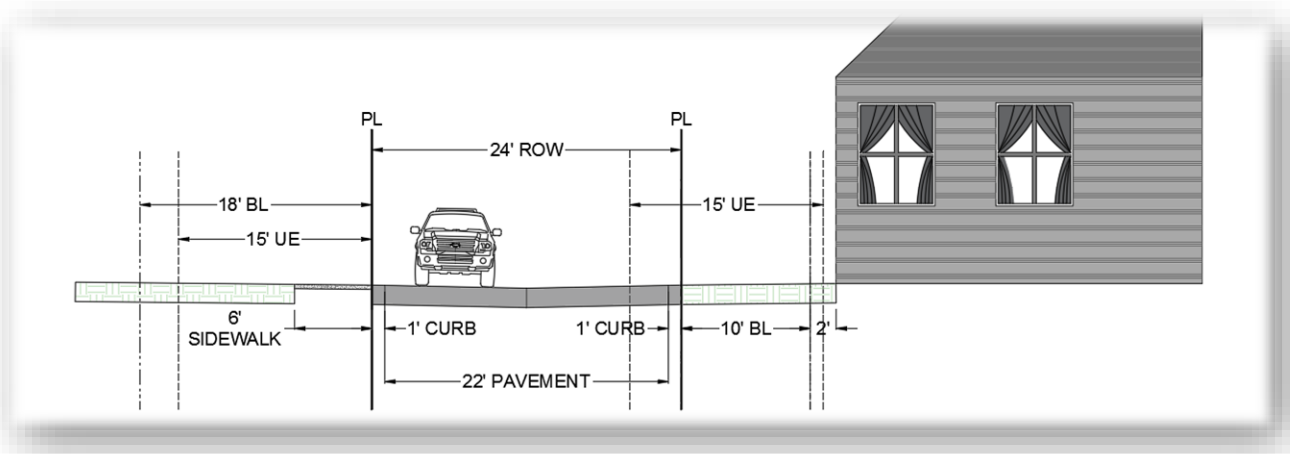




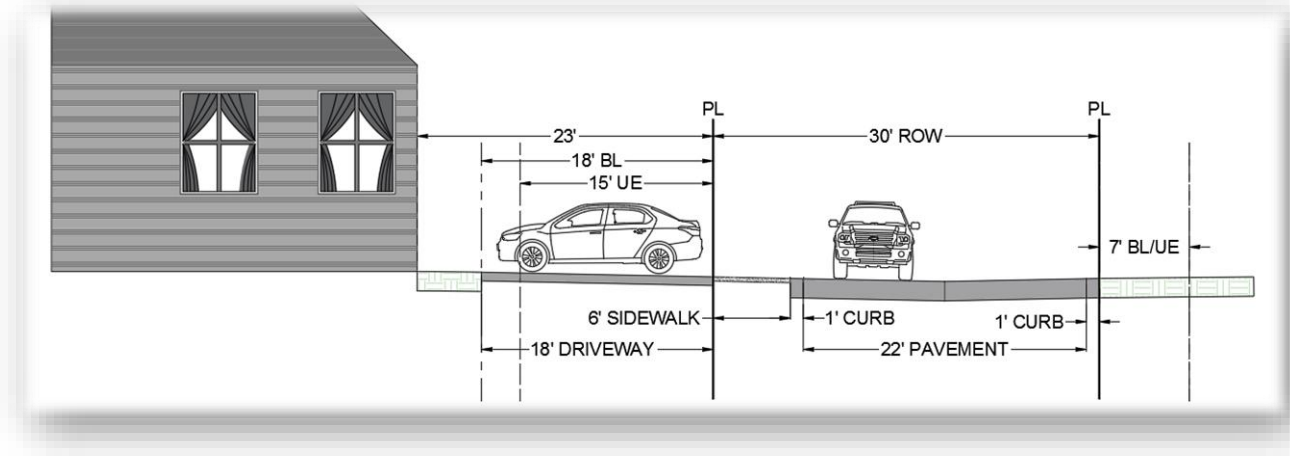
**Cross Section A**



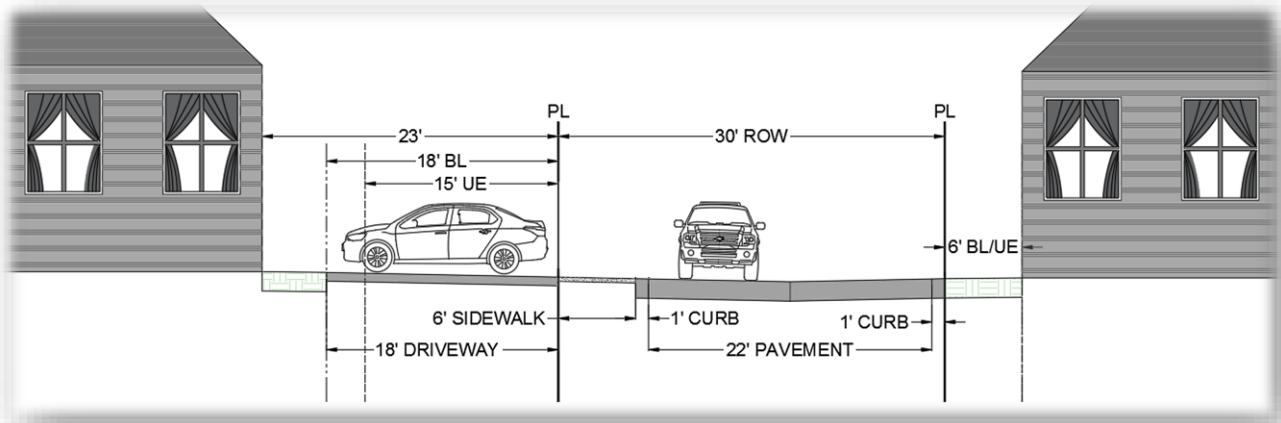
**Cross Section B**



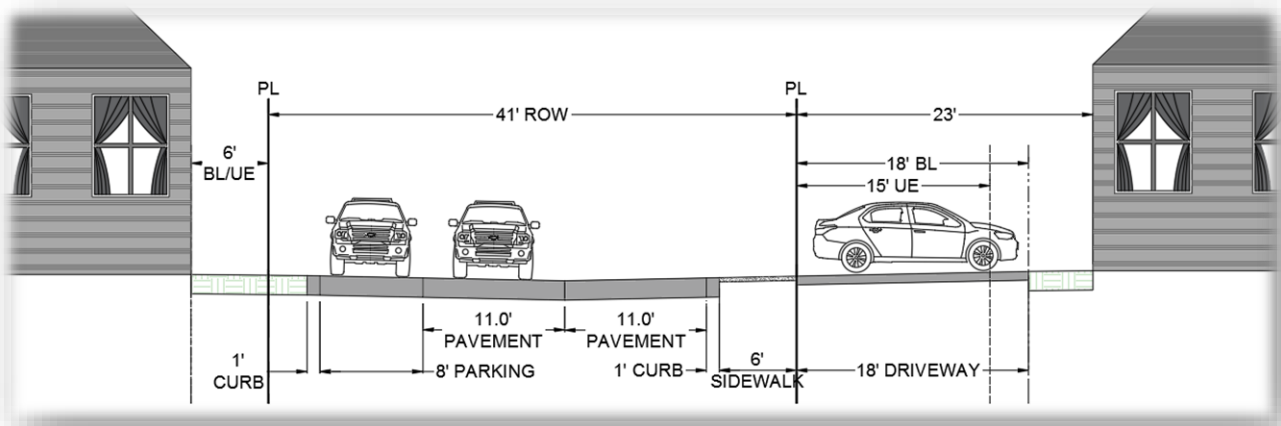
**Cross Section C**



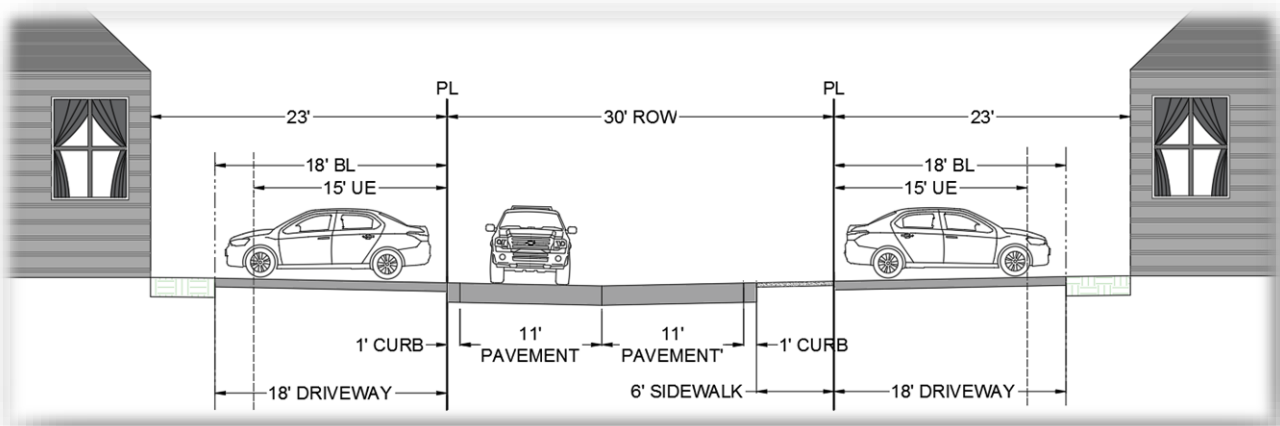
**Cross Section D**



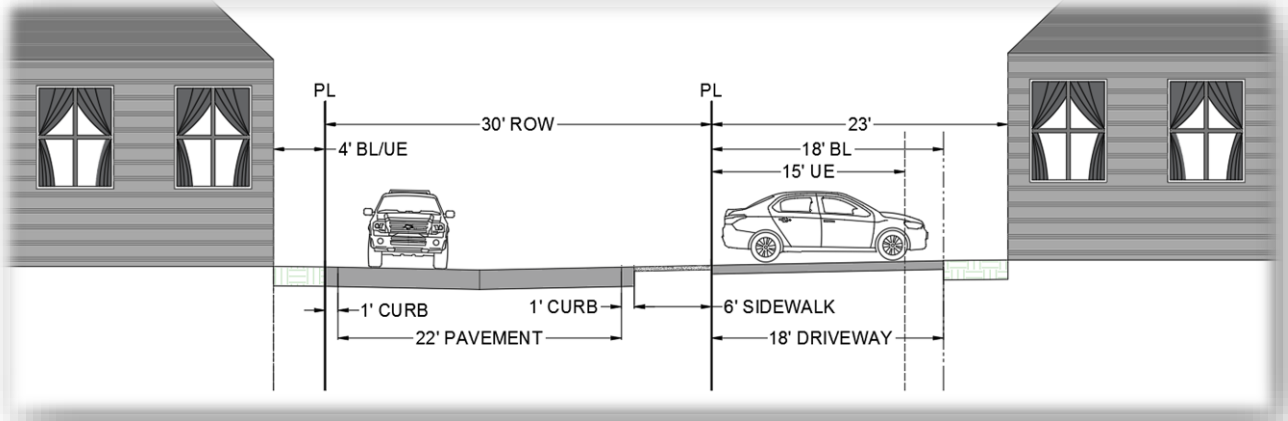
**Cross Section E**



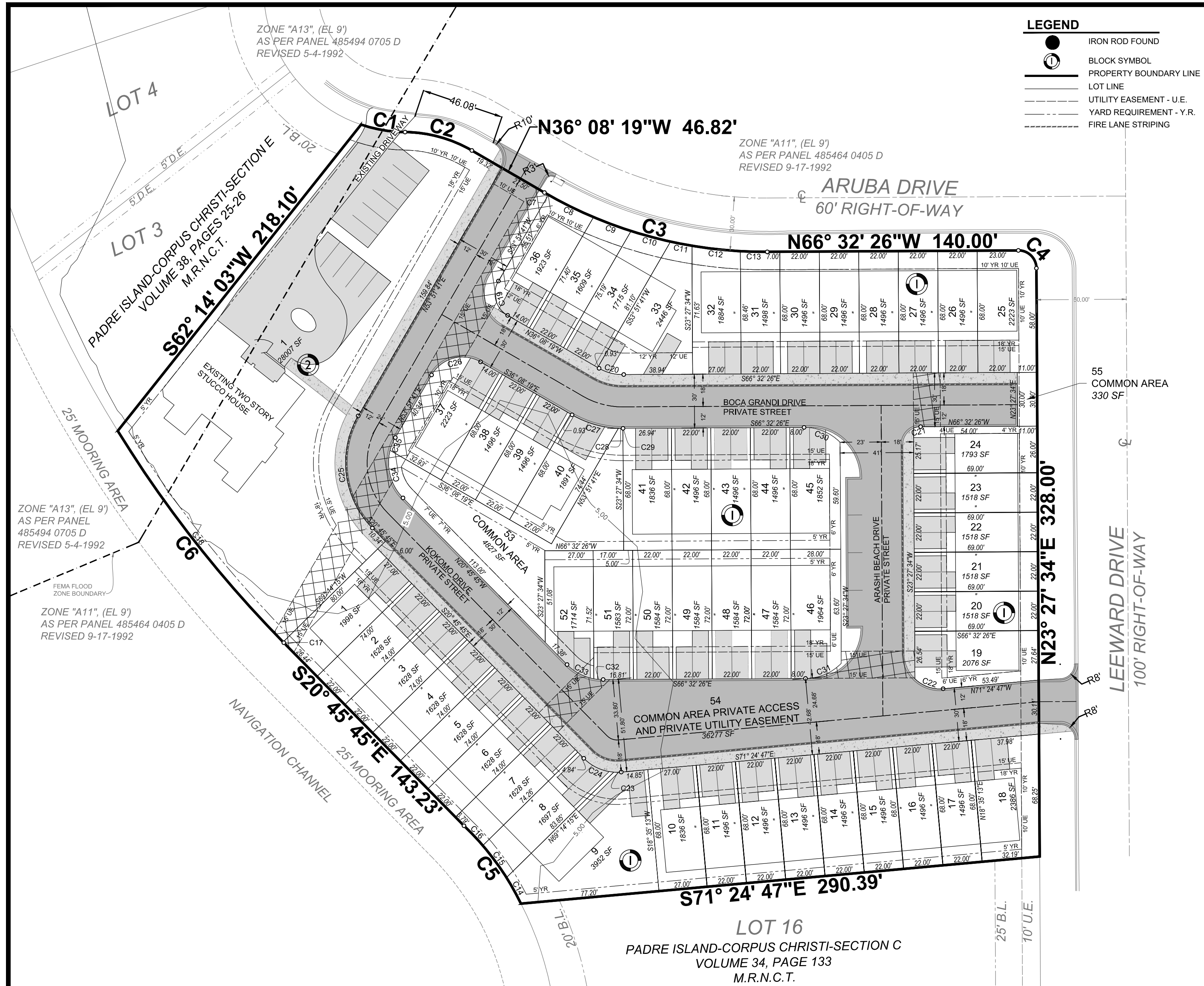
**Cross Section F**



**Cross Section G**

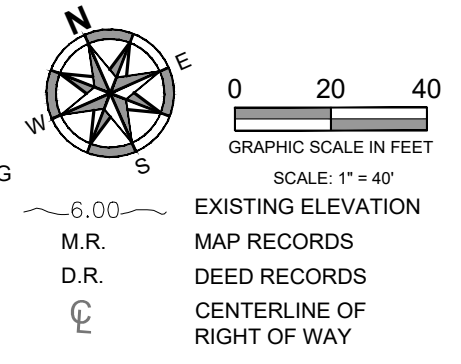


For illustration purposes only. Residential structures may vary.



**LEGEND**

- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY BOUNDARY LINE
- LOT LINE
- - - UTILITY EASEMENT - U.E.
- - - YARD REQUIREMENT - Y.R.
- - - FIRE LANE STRIPING
- - - DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE
- CURVE LOCATION
- - - PUBLIC EASEMENT CROSSING PRIVATE EASEMENT
- - - FEMA FLOOD ZONE BNDY
- - - MOORING LINE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.03	80.00	17.93	S56° 28' 35"E	24.93
C2	39.04	76.34	29.30	N50° 47' 21"W	38.62
C3	130.00	245.02	30.40	S51° 20' 20"E	128.48
C4	15.71	10.00	90.00	N21° 32' 26"W	14.14
C5	54.07	150.58	20.57	N12° 24' 17"W	53.78
C6	150.39	667.77	12.90	S14° 18' 46"E	150.07
C7	2.50	245.02	0.58	S36° 25' 53"E	2.50
C8	28.08	245.02	6.57	S40° 00' 23"E	28.06
C9	22.33	245.02	5.22	S45° 54' 01"E	22.32
C10	22.79	245.02	5.33	S51° 10' 32"E	22.78
C11	12.10	245.02	2.83	S55° 15' 15"E	12.09
C12	27.20	245.02	6.36	S59° 50' 55"E	27.19
C13	15.01	243.24	3.54	S64° 47' 24"E	15.01
C14	16.61	150.58	6.32	N5° 16' 38"W	16.60
C15	22.24	150.58	8.46	N12° 40' 06"W	22.22
C16	15.22	150.58	5.79	N19° 47' 45"W	15.22
C17	0.56	667.77	0.05	N20° 44' 27"W	0.56
C18	149.83	667.77	12.86	N14° 17' 20"W	149.52
C19	21.99	14.00	90.00	N8° 51' 41"E	19.80
C20	13.80	26.00	30.40	N51° 20' 23"W	13.63
C21	4.12	10.00	23.58	S78° 19' 47"E	4.09
C22	17.21	20.00	49.30	S46° 45' 48"E	16.68
C23	4.25	26.00	9.36	S66° 44' 05"E	4.24
C24	18.74	26.00	41.29	S41° 24' 34"E	18.34
C25	67.73	52.00	74.62	S16° 32' 58"W	63.04
C26	31.42	20.00	90.00	S81° 08' 19"E	28.28
C27	27.12	56.00	27.74	S50° 00' 39"E	26.85
C28	2.54	56.00	2.60	S65° 10' 55"E	2.54
C29	0.06	56.00	0.06	S66° 30' 39"E	0.06
C30	22.28	28.00	45.58	S43° 44' 54"E	21.69
C31	22.28	28.00	45.58	N89° 19' 59"W	21.69
C32	5.22	28.00	10.67	S61° 12' 16"E	5.21
C33	17.16	28.00	35.11	S38° 18' 55"E	16.89
C34	28.71	28.00	58.74	N8° 36' 32"E	27.47
C35	7.76	28.00	15.88	N45° 55' 15"E	7.74

**GENERAL NOTES**

1. TOTAL PLATTED AREA CONTAINS 3.65 ACRES OF LAND INCLUDING PRIVATE STREET.
2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983). ELEVATIONS ARE BASED ON NGVD29.
3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
4. THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
5. THE YARD REQUIREMENTS ARE AS DEPICTED AND BASED ON THE PUD.
6. NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE FLOOD INSURANCE RATE MAP (FIRM), OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF UNCURBED), WHICHEVER IS HIGHER.
7. RECEIVING WATERS:  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ HAS ALSO CATEGORIZED THE LAGUNA MADRE RECEIVING WATER AS "CONTACT RECREATION" USE.
9. FEMA INFORMATION:  
PLOTTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0405D, MAP REVISED SEPTEMBER 17, 1992, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A11 (WITH ELEVATION OF 9'), AND ON COMMUNITY-PANEL NO. 485494 0705D, MAP REVISED MAY 4, 1992, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13 (WITH ELEVATION OF 9'), DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
10. IMPROVEMENTS  
10.1. LOTS:  
10.1.1.A. SINGLE-FAMILY - 52 (LOTS 1-52, BLOCK 1)  
10.1.1.B. COMMON AREA - 3 (LOTS 53-55, BLOCK 1; 41,434 SF)
11. ALL ROADS, SANITARY SEWER LINES, AND COMMON AREAS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
12. THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:  
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES  
B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION
12. REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
13. THE ARUBA PUD ORDINANCE NUMBER IS XXXX-XX.
14. VEHICULAR ACCESS SHALL BE PROHIBITED ONTO LOTS 18-25 AND 55, BLOCK 1 FROM LEEWARD DR. AND LOTS 25-36, BLOCK 1 FROM ARUBA DR.

**MASTER SITE PLAN OF**  
**ARUBA P.U.D.**  
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

ENGINEER/SURVEYOR:  
 CRAIG B. THOMPSON, P.E.  
 PHONE: 361-814-9900 FAX: 361-814-4401  
 ENGINEER/SURVEYOR EMAIL: cthompson@hanison-inc.com  
 CITY OF CORPUS CHRISTI, TEXAS  
 PROJECT NO. 16E0337  
 DRAWING NAME: CBT  
 DRAWING DATE: 06/2017  
 PLAT: 16E0337

**HANSON**  
 Professional Services Inc.  
 4501 Gollihar Rd.  
 Corpus Christi, Texas 78411  
 TBP# F-417 / TEP# F-1039500 / TBA# F-BR-2458  
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SHEET 1 OF 1

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0617-06**

Aruba Bay Resort, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "CR-1/IO" Resort Commercial District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**Padre Island-Corpus Christi, Section C, Lots 17 thru 20 and Padre Island-Corpus Christi, Section E, Block 1, Lots 1 and 2, located along the west side of Leeward Drive at the intersection with Aruba Drive, and north of Windward Drive.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, July 12, 2017, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m. in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE:** In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Richard Hicks

Address: 15110 Leeward Dr Unit 101 City/State: Corpus Christi

IN FAVOR      ( ) IN OPPOSITION      Phone: 248-767-1266

REASON:

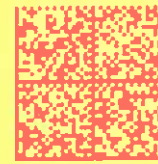
Richard Hicks  
Signature

07/03/2017

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1017  
Property Owner ID: 13

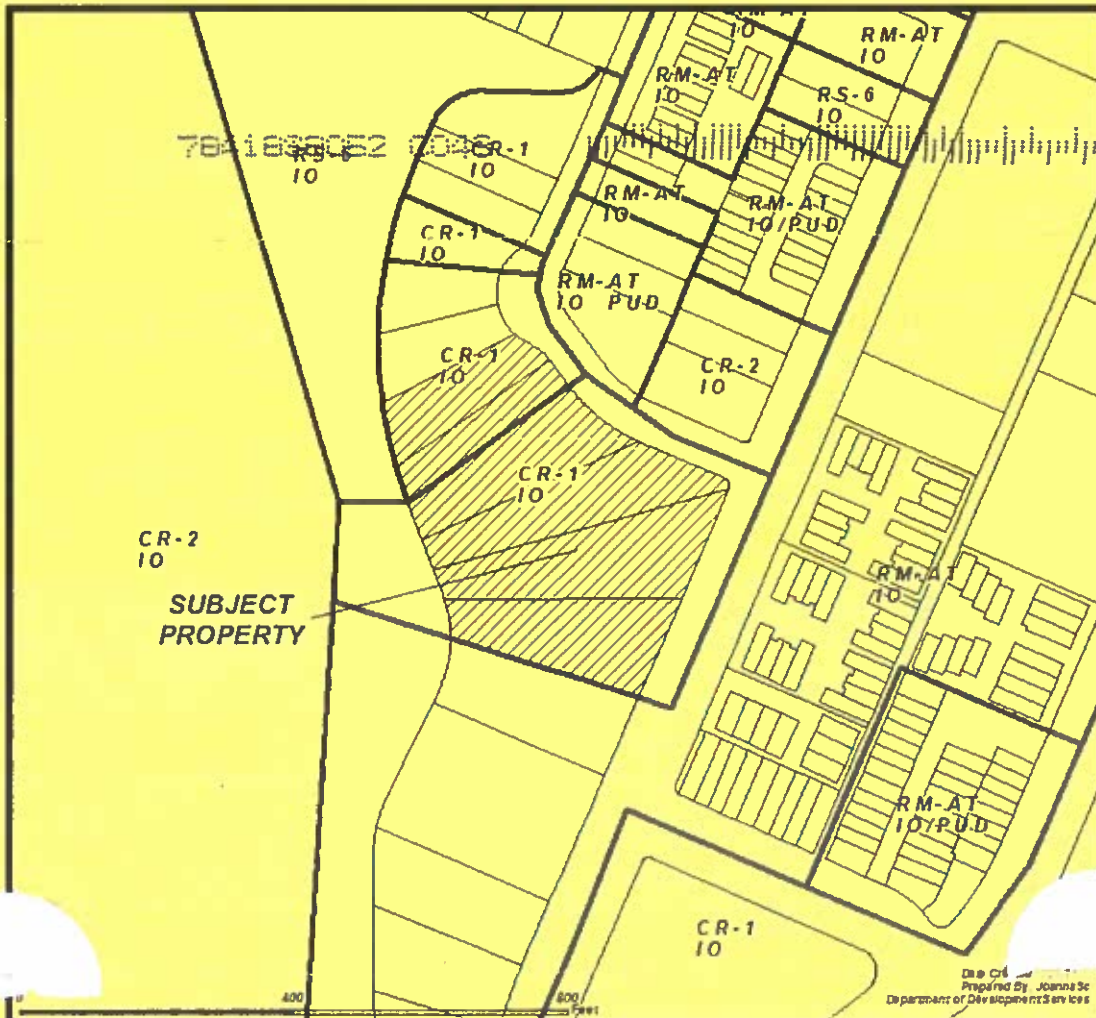
Case No. 0617-06  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

City of Corpus Christi  
 Development Services Dept.  
 P.O. Box 9277  
 Corpus Christi, Texas 78469



U.S. POSTAGE PITNEY BOWES  
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 0000340617 JUN 30 2017

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 HICKS RICHARD A  
 15110 Leeward Dr Apt 101  
 Corpus Christi, TX 78418



**CASE: 0617-06**  
**SUBJECT PROPERTY WITH ZONING**

Subject Property

RM-1	Multi-Family 1	IL	Light Industrial
RM-2	Multi-Family 2	IN	Heavy Industrial
RM-3	Multi-Family 3	PUD	Planned Unit Development
RM-4	Professional Office	RS-10	Single-Family 10
RM-AT	Multi-Family AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-27	Two-Family
CR-1	Resort Commercial	RS-16	Single-Family 16
CR-2	Resort Commercial	RE	Residential Estate
CO-1	General Commercial	RS-TH	Townhouse
CO-2	General Commercial	BP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Retail		
H	Historic Overlay		
BP	Business Park		



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Printed Name: Richard Hicks

Address: 15110 Leeward Dr. Unit 101 City/State: Corpus Christi

IN FAVOR     IN OPPOSITION    Phone: 248-767-1266

REASON: would rather have private residences than a restaurant or motel.

Richard Hicks  
Signature    07/03/2017

