

# Zoning Case #0221-03

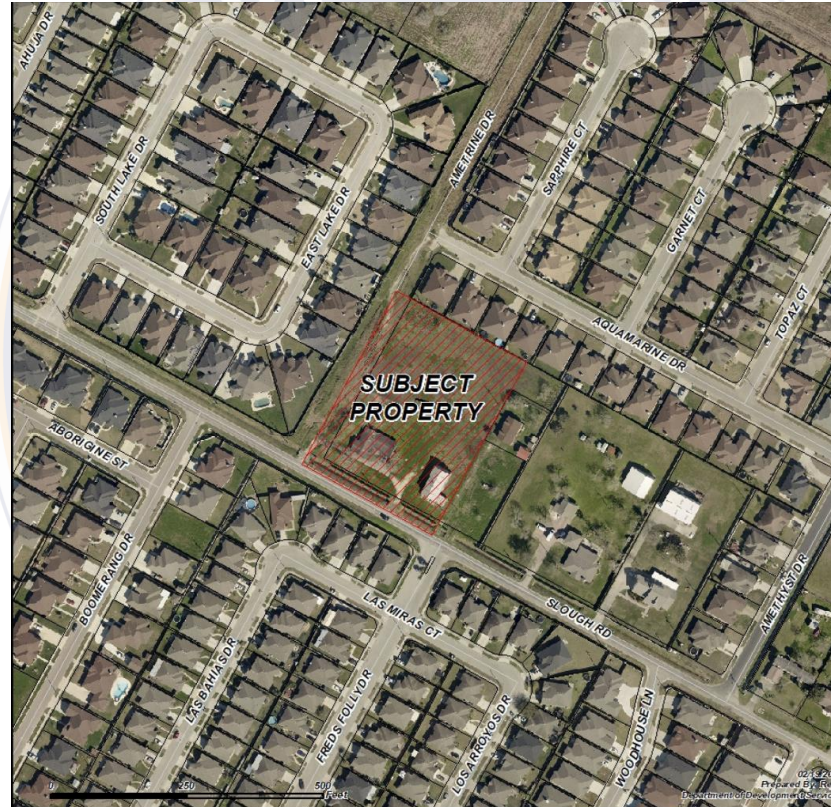
**Cardinal Investments and Holdings, LLC.**

**Rezoning for a Property at 7610 Slough Road  
From “FR” To “RS-6/PUD”**



Planning Commission  
May 12, 2021

# Aerial Overview



# Zoning Pattern





# UDC Requirements



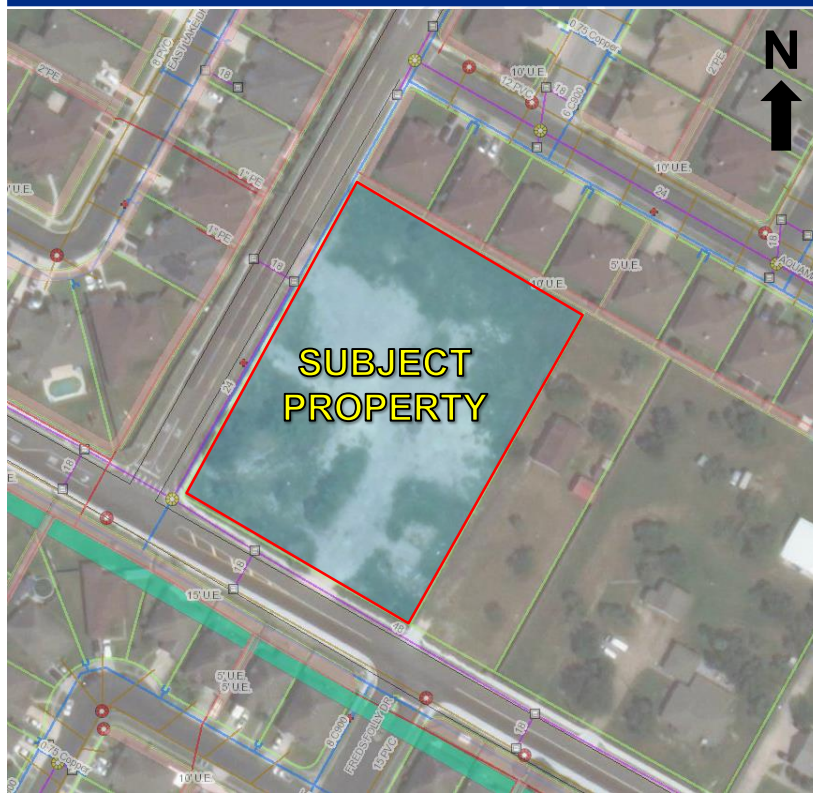
Buffer Yards:  
Not Applicable

Setbacks:  
Street: 25 feet  
Side: 5 feet  
Rear: 5 feet

Parking:  
2 per unit

Uses Allowed: Single-family  
Detached House, Group home (6 or  
Fewer Residents), Community  
Home, Educational Facility Uses,  
Parks and open Area Uses, Places  
of Worship Uses, Utilities Minor

# Utilities



**Water:**  
8-inch C900



**Wastewater:**  
18-inch PVC



**Gas:**  
2-inch line



**Storm Water:**  
36-inch line

# Public Notification

41 Notices mailed inside 200' buffer  
3 Notices mailed outside 200' buffer

## Notification Area

Opposed: 16 (24.75%)

*Separate Opposed Owners: 15*

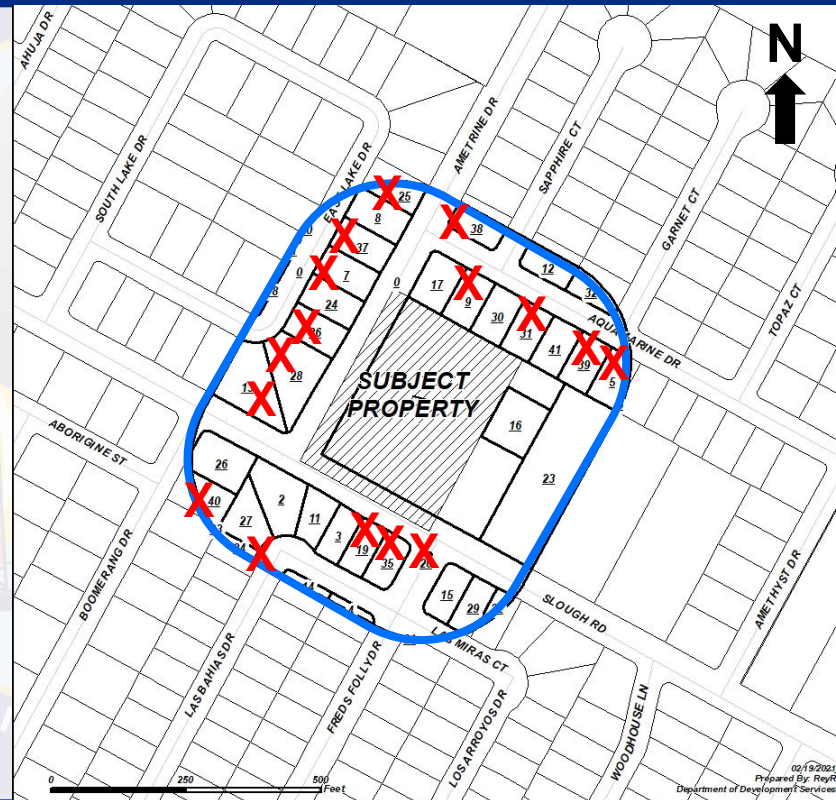
*Outside 200' Opposed Owners: 11*



In Favor: 0



*Notified property owner's land in square feet  
/ Total square footage of all property in the  
notification area =  
Percentage of public opposition*



# PUD Deviations

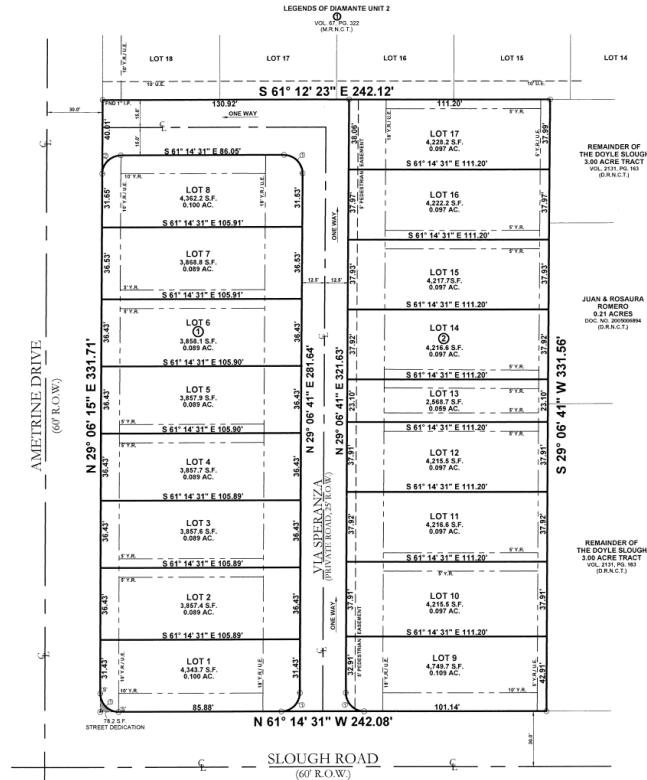
Minimum Dimensions	"RM-AT" District Standards	"RS-TH" District Standards	Proposed PUD	Deviation
Lot Area	6,000 sf.	1,600 sf.	3,500 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	35 ft.	<u>Yes</u>
Front Yard	25 ft.	10 ft.	18 ft.	<u>Yes</u>
Front Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	0 ft.	<u>Yes</u>
Rear Yard	5 ft.	5 ft.	5 ft.	No
Max. Height	35 ft.	45 ft.	None	<u>Yes</u>
Open Space	25%	30%	33%	No
Paved Street Width	28 ft.	28 ft.	25 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	6-in. curb & gutter	No
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	1/ unit 1/4 units (guests) (32 Spaces Total)	<u>Yes</u>
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	5 ft. along east side of private street	<u>Yes</u>



# Master Site Plan

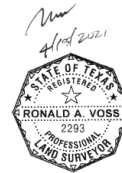
## DOLCE VITA P.U.D.

BEING A FINAL PLAT OF 1.843 ACRES OUT OF  
LOT 27, SECTION 26, FLOUR BLUFF & ENONAL FARM & GARDEN TRACTS  
AS RECORDED IN VOLUME A, PAGES 41 - 43 (M.N.C.T.),  
ALSO AS CONVEYED IN INSTRUMENT NO. 2019021178 (W.D.R.N.C.T.),  
CORPUS CHRISTI, NUECES COUNTY, TEXAS



VICINITY MAP (NTS)

①	CURVE DATA	②
Δ = 90° 00' 00"		Δ = 89° 14' 58"
R = 10.00'		R = 10.00'
T = 10.00'		T = 9.97'
LA = 15.71'		LA = 15.58'
		LC = N 73° 43' 44" E 140.5'





# Staff Recommendation

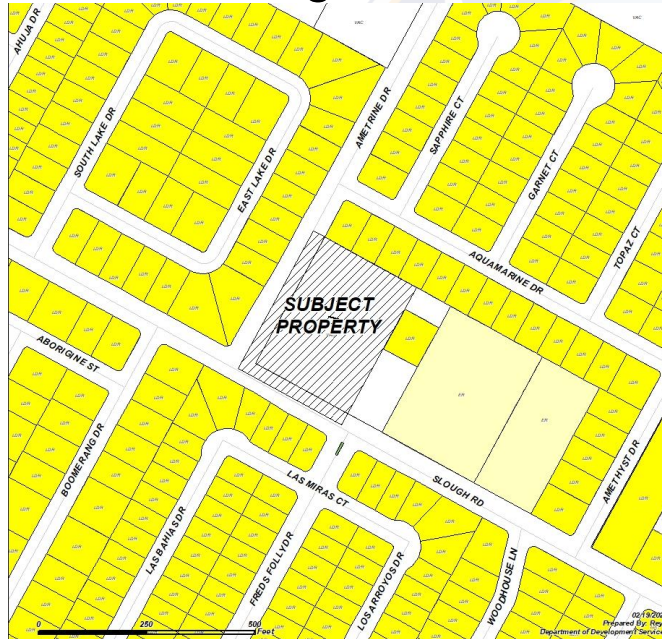
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## **Approval** of the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development with Conditions:

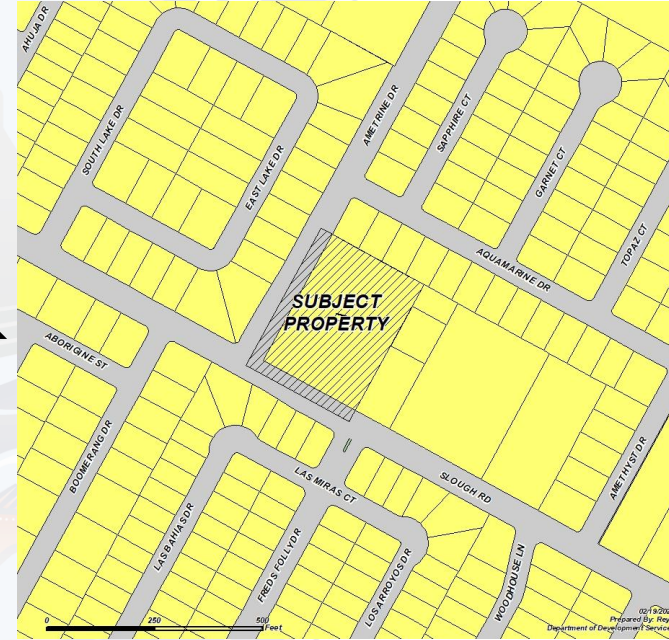
1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Dolce Vita Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
  2. **Parking:** The property must have a minimum of four off-street parking spaces (two garage spaces and two driveway spaces) per dwelling unit.
  3. **Private Street Access:** On-street parking is prohibited. The one-way private access drive shall not be less than 25 feet in width and shall be signed to indicate “No Parking.”
  4. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
  5. **Time Limit:** An approved development plan shall expire 12 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.
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# Land Use

## Existing Land Use



## Future Land Use



# TRC Comments

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- Consistency with the Unified Development Code (UDC).
    - UDC Section 3.5.4: Review Criteria
      - Proposed PUD does not meet the conditions.
      - The proposed PUD does not provide a variety of housing types or increase mobility/walkability of the residents. Specifically, a lack of sidewalks.
  - Traffic management, fire protection, and the serviceability of the lots by public service vehicles.
    - Narrowing of right-of-way and the effect on traffic management.
    - Potential negative impacts to the eventual individual homeowner.
      - Parking/Vehicle Encroachment into right-of-way (ROW).
      - On-street parking and dead-end lots: Navigation and Serviceability by public service vehicles.
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