

Case No. 0221-03, Cardinal Investments and Holdings, LLC.: (District 5) Ordinance rezoning property at or near 7610 Slough Road from the “FR” Farm Rural District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development

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 a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrument Number 2019021178 of the Warranty Deed Records of Nueces County, Texas, as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development

The subject property is located at or near 7610 Slough Road. Exhibit A, which is the Metes and Bounds of the subject property with an associated map and Exhibit B, which is a copy of The Dolce Vita 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 Dolce Vita Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
- 2. Height:** The maximum height for any structure within the Planned Unit Development is 35-feet.

3. **Setback:** The minimum setback for the garage door is 20-feet. The setback shall be measured from the right-of-way line on the western side of the private road and from the interior line of the pedestrian easement on the eastern side of the private road.
4. **Parking:** The property must have a minimum of four off-street parking spaces (two garage spaces and two driveway spaces) per dwelling unit.
5. **Private Street Access:** On-street parking is prohibited, except for temporary parking in front of lot 13. The one-way private access drive shall not be less than 25 feet in width and shall be signed to indicate "No Parking."
6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **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.

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 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 _____, 2021, by the following vote:

Paulette M. 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 _____ 2021, by the following vote:

Paulette M. 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 _____, 2021.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

Exhibit A

STATE OF TEXAS

JOB NO. 20-7548

COUNTY OF NUECES

1.843 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 27, Section 26 of the Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of the Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrument Number 2019021178 of the Warranty Deed Records of Nueces County, Texas and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 5/8 inch iron rod found for the North corner of this tract, same being the West corner of Lot 18, Block 1 of the Legends of Diamante Unit 2 as recorded in Volume 67, Page 322 of the Map Records of Nueces County, Texas, same lying in the Southeast right-of-way margin of Fred's Folly Drive (also known as Ametrine Drive);

THENCE, along the Southwest boundary line of said Legends of Diamante Unit 2, SOUTH 61 degrees 12 minutes 23 seconds EAST 242.12 feet to a 5/8 inch iron rod found for the East corner of this tract;

THENCE, along the Southeast boundary line of this tract, SOUTH 29 degrees 06 minutes 15 seconds WEST 331.56 feet to a 5/8 inch iron rod found for the South corner of this tract, same lying in the Northeast right-of-way margin of Slough Road;

THENCE, NORTH 61 degrees 14 minutes 31 seconds WEST 242.08 feet to a 5/8 inch iron rod found for the West corner of this tract, same being the point of intersection of said Northeast right-of-way margin of Slough Road with said Southeast right-of-way margin of Fred's Folly Drive (also known as Ametrine Drive);

THENCE along said Southeast right-of-way margin of Fred's Folly Drive (also known as Ametrine Drive), NORTH 29 degrees 06 minutes 15 seconds EAST 331.71 feet to the point of beginning and containing 1.843 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 1st day of February, 2021.



Ronald A. Voss,
Registered Professional Land Surveyor No.2293

SEAL:





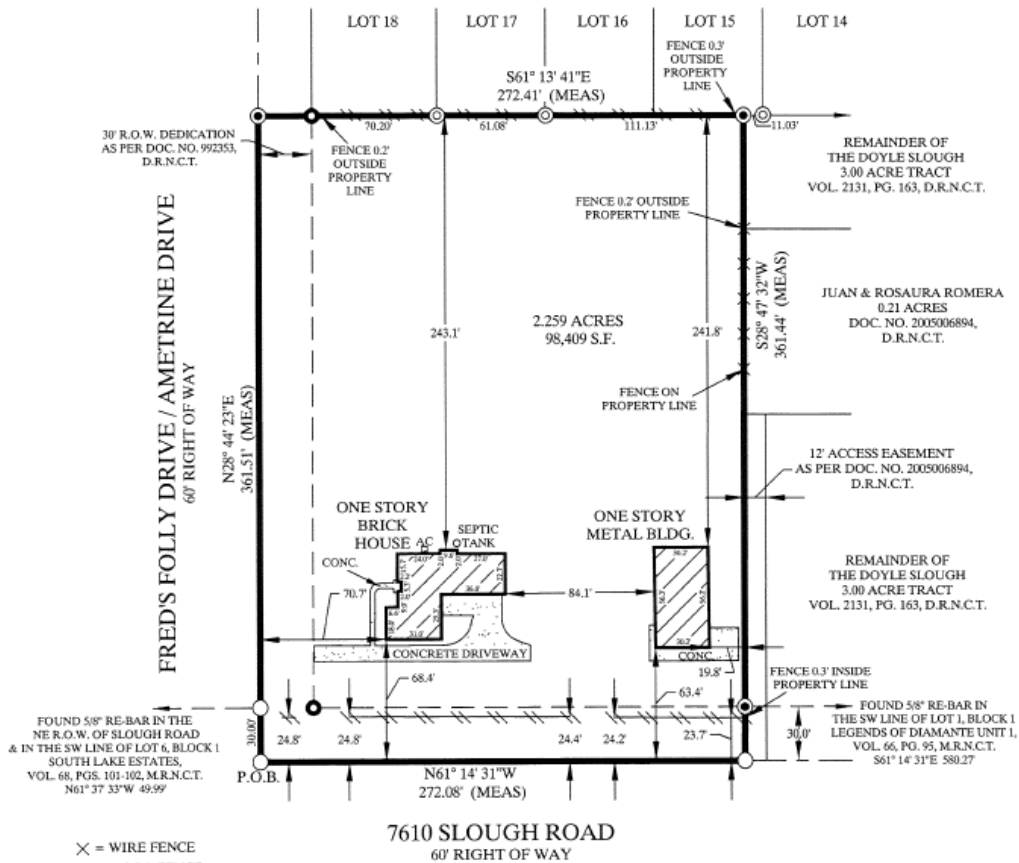
SURVEY OF
A 2.259 ACRE TRACT OUT OF A 3.00 TRACT DESCRIBED IN A DEED RECORDED IN VOLUME
2131, PAGE 163, DEED RECORDS NUECES COUNTY, TEXAS AND ALSO OUT OF LOT 27,
SECTION 26, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, AS SHOWN ON THE PLAT
RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS NUECES COUNTY, TEXAS.

SCALE 1" = 60'

BUYER: HOMES BUILT BY DVG

GF NO.: 188514776 (12-19-2018)

BLOCK 1
LEGENDS OF DIAMANTE UNIT 2
VOL. 67, PG. 322, M.R.N.C.T.



- ✕ = WIRE FENCE
- ∖∖ = WOOD FENCE
- ⊙ = SET 5/8" RE-BAR
- ⊖ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE
- = SET MAG NAIL

NOTES: SCHEDULE 'B' ITEMS:
h.) FILE NO. 200506894 AS SHOWN
i.) FILE NO. 200506051 BLANKET



Brister Surveying

4425 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-3100
Fax 361-850-1802
brister@brister.com
Firm Registration No. 19072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE B AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS COMMUNITY PANEL 485494 (0540 C) DATED MARCH 18, 1985 AND IS IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

DATE JANUARY 18, 2019



JOB NO. 190052

NOTES:
1.) TOTAL SURVEYED AREA IS 2.259 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (99) 4300 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JANUARY 18, 2019 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.F.L.S. NO. 5407

Dolce Vita, P. U. D.

7610 Slough Road

Corpus Christi, Texas 78414

Owner / Developer

Cardinal Investments & Holdings, LLC

7210 Windwillow Drive, Corpus Christi, Texas 78414

Prepared by

David L. Walker, Architect

6622 Sahara Drive, Corpus Christi, Texas 78412

361-854-4359

david@davidwalker.us

December 22, 2020

Dolce Vita, P. U. D.

7610 Slough Road
Corpus Christi, Texas 78414

Development Description:

Dolce Vita, P.U.D. is a proposed duplex townhome community that will include 16 residential units on 1.843 Acres of land for a density of 8.68 Units per Acre. The proposed community will be a redevelopment of 1.843 Ares out of Lot 27, Section 26, Flour Bluff and Encinal Farm & Garden Tracts as recorded in Volume A pages 41-43 (M.R.N.C.T.), also conveyed in instrument No. 2019021178 (M.R.N.C.T.), Corpus Christi, Nueces County, Texas.

The redevelopment will utilize existing public roadways and, sidewalks for access. This development will complement existing developments in the area.



Location Map

**Development Standards per
City of Corpus Christi Unified Development Code**

Minimum Site Area	-	20,000 sf
Shared Parking (Townhouse)		1,600 sf
Minimum Dwelling Width (Shared Parking)		16 ft
Minimum Street Yard		10 ft
Minimum Street Yard (Corner)		10 ft
Minimum Side Yard		0 ft
Minimum Side Yard (Total)		0 ft
Minimum Rear Yard		5 ft
Minimum Building Separation		10 ft
Minimum Open Space		30%
Required Parking	1.5	per 1 bedroom
	2	per 2 bedroom and above
	1	for every 5 units (guests)
Curb Type	6" Curb and Gutter	
Sidewalks	5 ft on each side	
Paved Street Width	28 ft	

PUD Requirements

Minimum Site Area	-20,000 sf	(80,281 provided)
Shared Parking (Townhouse)		1,400 sf
Minimum Dwelling Width (Shared Parking)		16 ft
Minimum Street Yard		10 ft
Minimum Street Yard (Corner)		10 ft
Minimum Side Yard		0 ft
Minimum Side Yard (Total)		0 ft
Minimum Rear Yard		5 ft
Minimum Building Separation		10 ft
Minimum Open Space		33%
Required Parking	1	per 2 bedroom and above
	1	for every 4 units (guests)
Curb Type	6" Curb and Gutter	
Sidewalks	5 ft on East side	
Paved Street Width	25 ft	

**Development Guidelines
For Residential Lots**

(Note: Lot 13 is a common area lot, not a residential lot.)

Use Single Family Residential (Townhomes)

Lot Area Minimum 3,500 sf

Lot Width 35 ft Minimum

Yard Requirements:

Street 18 ft

Garage Door 20 ft

Street Corner 10 ft

Side yard 0 ft

Maximum building height: None

Minimum building spacing: 0 ft

Parking requirements per unit:

1 per two bedroom and above 16 required

1 for every 4 units for guests 4 required

Total provided 32 provided

Maintenance: Lot Owner and Home Owners Association

Allowed Improvements:

Residential structures, support structures including decks, porches, patios, pavement, fencing, landscaping, etc.

Placement of Improvements:

Within the limits of individual lots and setbacks and outside of easements with the exception of fences, paving and landscaping.

Short Term Rentals:

Allowed. Specific language will be described in the HOA document.

Development Guidelines For Common Area Lots

Use:

**Non-residential structures for enjoyment and benefit of
Dolce Vita P.U.D.**

Lot Area **N/A**

Lot Width **N/A**

Yard Requirements:

Street: **N/A**

Street Corner: **N/A**

Side Yard: **N/A**

Maximum building height: **None**

Minimum building spacing:

Per the International Building Code

Parking Requirement: **0 Spaces**

Maintenance: **Home Owners Association**

Allowed Improvements:

**Community structures / amenities including decks,
porches, patios, pavement, fencing, landscaping, central
mailboxes, play structures, swimming pools, gazebos,
etc.**

Placement of Improvements:

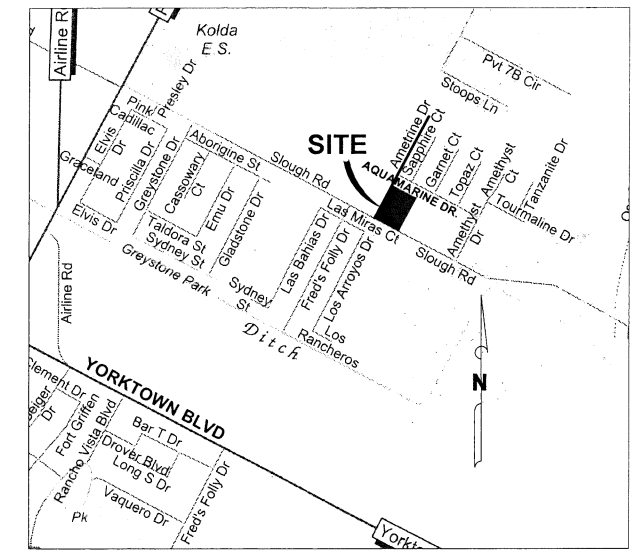
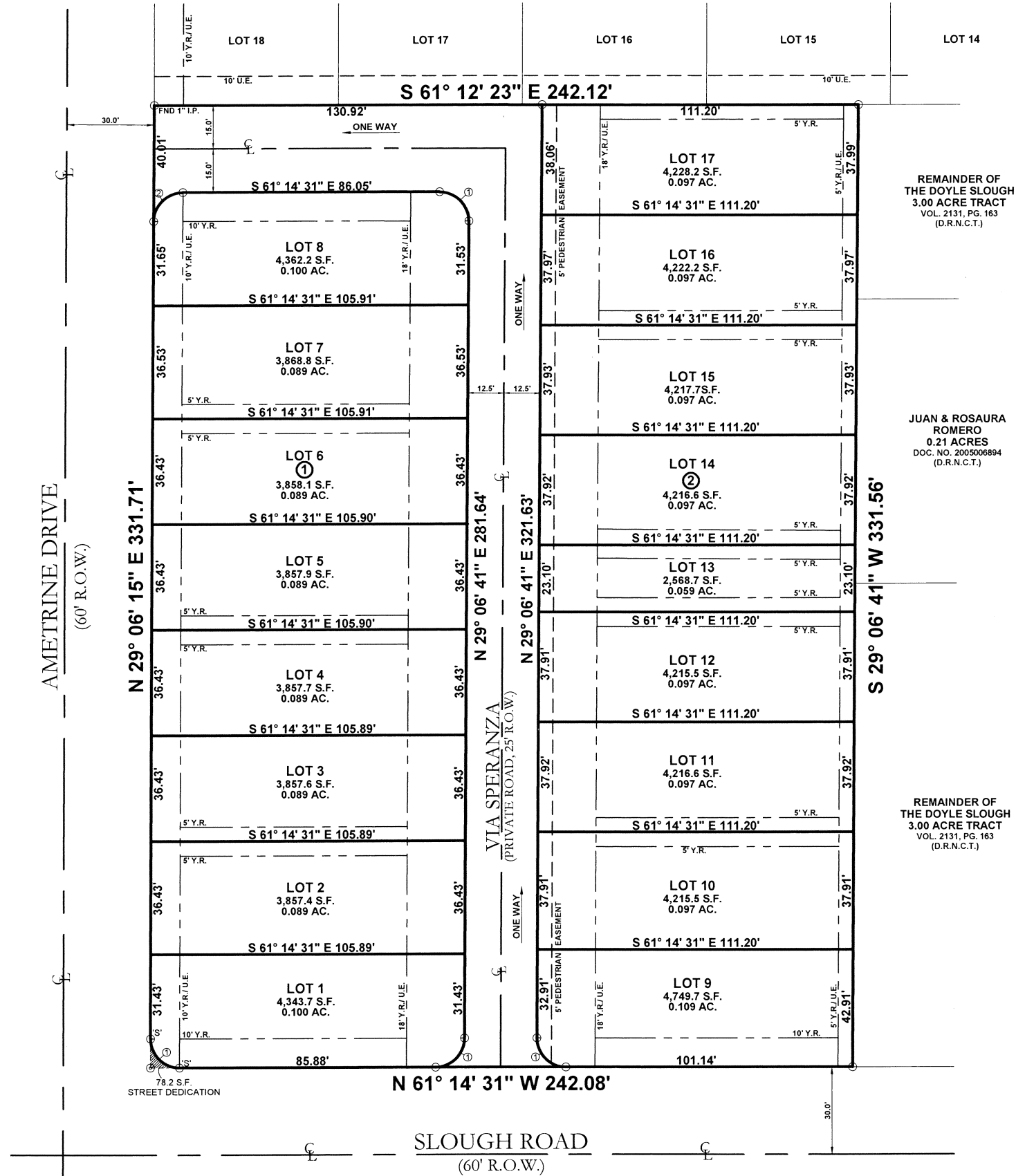
**Within the limits of individual lots and setbacks and
outside of easements with the exception of fences,
paving and landscaping.**

DOLCE VITA P.U.D.

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

LEGENDS OF DIAMANTE UNIT 2

VOL. 67, PG. 322 (M.R.N.C.T.)



VICINITY MAP (NTS)

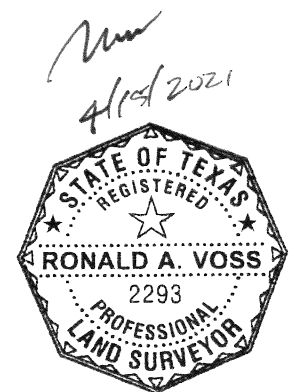
CURVE DATA

① Δ = 90° 00' 00" R = 10.00' T = 10.00' LA = 15.71'
 ② Δ = 89° 14' 58" R = 10.00' T = 9.87' LA = 15.58' LC = N 73° 43' 44" E 14.05'

REMAINDER OF THE DOYLE SLOUGH 3.00 ACRE TRACT VOL. 2131, PG. 163 (D.R.N.C.T.)

JUAN & ROSAURA ROMERO 0.21 ACRES DOC. NO. 2005006894 (D.R.N.C.T.)

REMAINDER OF THE DOYLE SLOUGH 3.00 ACRE TRACT VOL. 2131, PG. 163 (D.R.N.C.T.)



VOSS ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415 PHONE: (361)854-6202 FAX: (361)853-4696	 GRAPHIC SCALE: 1" = 30'	DATE:	REVISED:	OFFICE:	JOB #:
		11/25/2020	04/15/2021	RV & PP	20-7548
		FIRM NO. F-166			