

PLANNING COMMISSION FINAL REPORT

Case No.: 0115-09

HTE No. 14-30000002

Planning Commission Hearing Date: February 25, 2015

Applicant & Legal Description	<p>Applicant/Owner: Oceanic B.C., LLC Representative: Willard Hammonds II Legal Description/Location: Lot 21, Block 34, Island Fairway Estates, located south of the intersection of Commodores Drive and Aquarius Street (formerly Estrada Drive).</p>			
Zoning Request	<p>From: "RM-AT" Multifamily Apartment Tourist District To: "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay Area: 1.32 acres Purpose of Request: To allow the construction of a 20-unit townhouse development that deviates from the typical townhouse development standards.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
Site		"RM-AT" Multifamily Apartment Tourist	Vacant	Medium Density Residential
North		"RS-6" Single-Family 6	Vacant and Public Semi-Public	Low Density Residential/Park
South		"CR-2" Resort Commercial	Commercial/Schlitterbahn	Commercial
East		"RM-3" Multifamily 3	Vacant and Condominiums	Low Density Residential
West		"RS-6" Single-Family 6	Vacant	Low Density Residential and Commercial
ADP, Map & Violations	<p>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. The proposed rezoning to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay is consistent with the adopted Future Land Use Plan. Map No.: 029027 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property is located south of the intersection of Commodores Drive and Aquarius Street (formerly Estrada Drive), both of which are “C1” Minor Residential Collector streets. “C1” Collectors have a maximum desirable number of 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
	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 “RM-AT” Multifamily Apartment Tourist District to the “RS-TH /PUD” Townhouse District with a Planned Unit Development (PUD) Overlay for the construction of a 20-unit townhouse development. The layout of the townhouse develop departs slightly from standard subdivision requirements, therefore the applicant/owner is employing a PUD. Using a PUD would commit the developer to a site plan that could not be changed significantly without a public hearing.

Development Plan: The proposed Planned Unit Development (PUD) will consist of 20 single-family townhouse units on a 1.32-acre site resulting in a density of 15.2 dwelling units per acre. The lots will have a minimum area of 1,434 square feet and a minimum width of 21 feet. Lots 1-15 will have direct access to a private two-way street with a minimum width of 24 feet and a five-foot sidewalk along one side. The development will contain 57 parking spaces for residents and guests. Lots 16-20 will have shared parking access. Lots 1-15 will have 3 or 4 covered non-enclosed parking spaces and Lots 16-20 will utilize designated shared parking areas on Lot 21. Parking will be within designated parking areas for each unit including space for overflow parking. The development will maintain 26% open space. The development will provide for one common area, with amenities such as a swimming pool on Lot 22. The PUD on this property would allow for individually owned, daily rental townhomes.

The property is not within the Island Overlay District or in the “No-vinyl” area. The following table is a comparison of the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RS-TH” Townhouse District. The table states all necessary deviations from the UDC.

Minimum Dimensions	“RS-TH” District Standards	Proposed PUD	Deviation
Site Area	20,000 SF	57,562	No
Lot Area	2,600 SF	1,434 SF	<u>Yes</u>
Dwelling Unit Width	26 ft.	21 ft.	<u>Yes</u>
Front Yard	10 ft.	10 ft.	No
Side Yard	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	26%	<u>Yes</u>
Maximum Height	45 ft.	30 ft.	<u>No</u>
Paved Street Width	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	1-ft. ribbon curb	<u>Yes</u>
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	No
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private street	5 ft. on one side of private street	<u>Yes</u>

Existing Land Uses & Zoning: The subject property contains an undeveloped platted lot, however, the property is in the process of being replatted for the PUD. The subject property is zoned “RM-AT” Multifamily Apartment Tourist. North of the subject property is vacant land and existing Fire Station #15 is zoned “RS-6” Single-Family 6 District. South of the subject property is zoned “CR-2” Resort Commercial for Schlitterbahn Water Park. East of the subject property is vacant land zoned “RM-3” Multifamily 3 District. West of the subject property is vacant land zoned “RS-6” Single-Family 6 District and “CR-2” Resort Commercial District.

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

Comprehensive Plan & Area Development Plan (ADP) 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 a medium density residential use. The proposed rezoning is also consistent with the following polices 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).

Plat Status: The subject property is currently platted and will be re-platted in accordance with the Master Site Plan.

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 subject property is not located in a “Vinyl Not Allowed” area.
- The master preliminary plat is 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.

Planning Commission and 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 Overlay, subject to the following ten conditions:

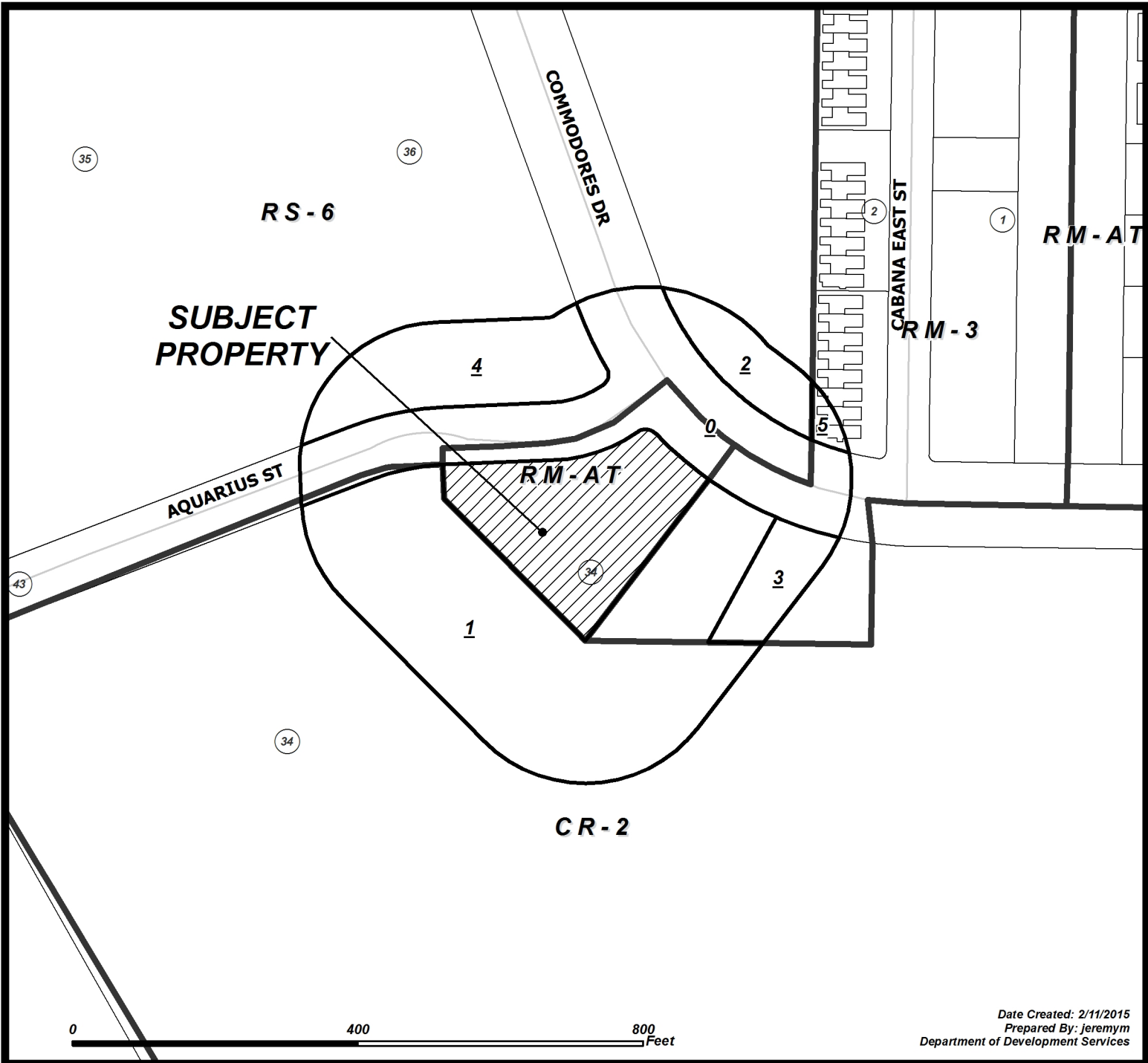
1. **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B. The development of the Property is to consist of 20 townhouse units and common area amenities and shall be constructed in one phase. The PUD on this property would allow for individually owned, daily rental townhomes.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 15.2 dwelling units per acre.
3. **Building Height:** The maximum height of any structure on the Property is 30 feet.
4. **Parking:** The property must have a minimum of 44 standard parking spaces. Parking is prohibited along the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setback along Commodores Drive shall be 10 feet. Minimum 10-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum rear yard setbacks for all lots shall be five feet. Minimum building separation between unattached townhouse units shall be 10 feet. Minimum

five-foot wide side yard is required along private roadways. Minimum width for townhouse lots shall be 21 feet.


6. **Open Space:** The Property must maintain a minimum of 26% 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 24 feet. The private streets shall be striped to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** A minimum five-foot wide sidewalk shall be constructed along one side of the private street and the Owner shall construct a pedestrian access path from the common parking lot to Lots 16 through 20.
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 – 65 within 200-foot notification area 4 outside notification area
	<u>As of March 13, 2015:</u>
	In Favor – 00 inside notification area – 00 outside notification area
	In Opposition – 00 inside notification area – 00 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

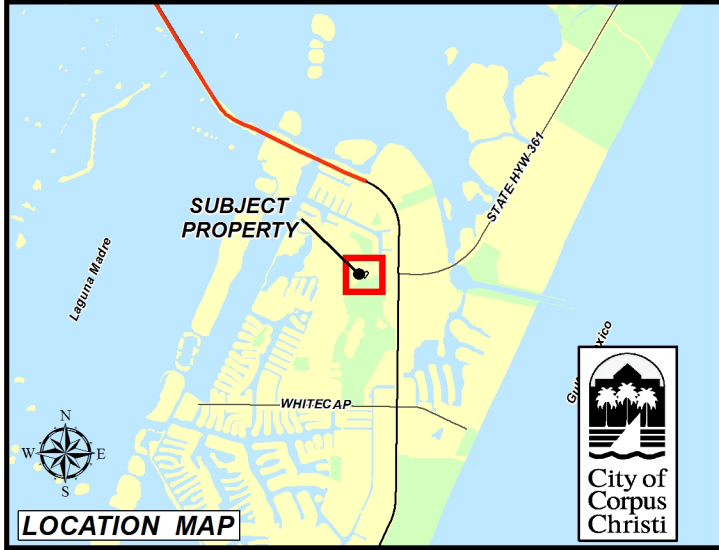
- Exhibits: A. Location Map (With Existing Zoning & Notice Area)
B. Master Site Plan

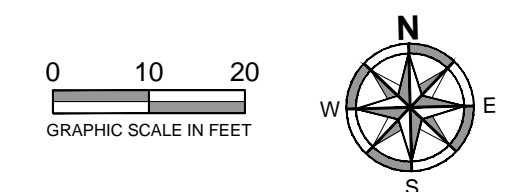


CASE: 0115-09
SUBJECT PROPERTY WITH ZONING

 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	





ID	DATE	APPR.	DESCRIPTION

SITE PLAN

ONE PARTICULAR HARBOR P.U.D.
CORPUS CHRISTI, NUECES COUNTY, TEXAS

C1200

SHEET 3 OF 9

FOR INTERIM REVIEW
FOR THE ARCHITECT'S BIDDING
CONSTRUCTION PURPOSES

NAISMITH ENGINEERING, INC.
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CRAIG B. THOMPSON, P.E.
TEXAS LICENSE NO.: 89486
DATE: 12/20/14

APPROVED BY: CBT
REVISION NO.:
DATE: 12/20/14

CHECKED BY: CBT
DATE: 9/1/88

DRAWN BY: JA
PROJECT ID: 9188