

**Zoning Case No. 1019-02, DMPI Beach Investments (District 4).
Ordinance rezoning property at or near 14901 Granada Drive from the “RM-AT/IO”
Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily
AT District with an Island Overlay and 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 appear and 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 appear and 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 as 14901 Granada Drive described as Lots 1 and 2, Block 4, Section E, Padre Island as shown in Exhibit “A”:

from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development

The subject property is located at or near 14901 Granada Drive. Exhibit A, which is a map of the subject property and Exhibit B which is are the Lake Padre Village Planned Unit Development (PUD) Guidelines and Master Site Plan attached to and incorporated in this ordinance.

SECTION 2. The Planned Unit Development 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 Lake Padre Village Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of a 9-unit townhome development.
- 2. Parking:** No on-street parking other than the designated spaces shall be allowed on the private right-of-way/access easement.
- 3. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- 4. Time Limit:** This PUD shall expire in accordance with Section 3.5.9. of the UDC.

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 _____, _____, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

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

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

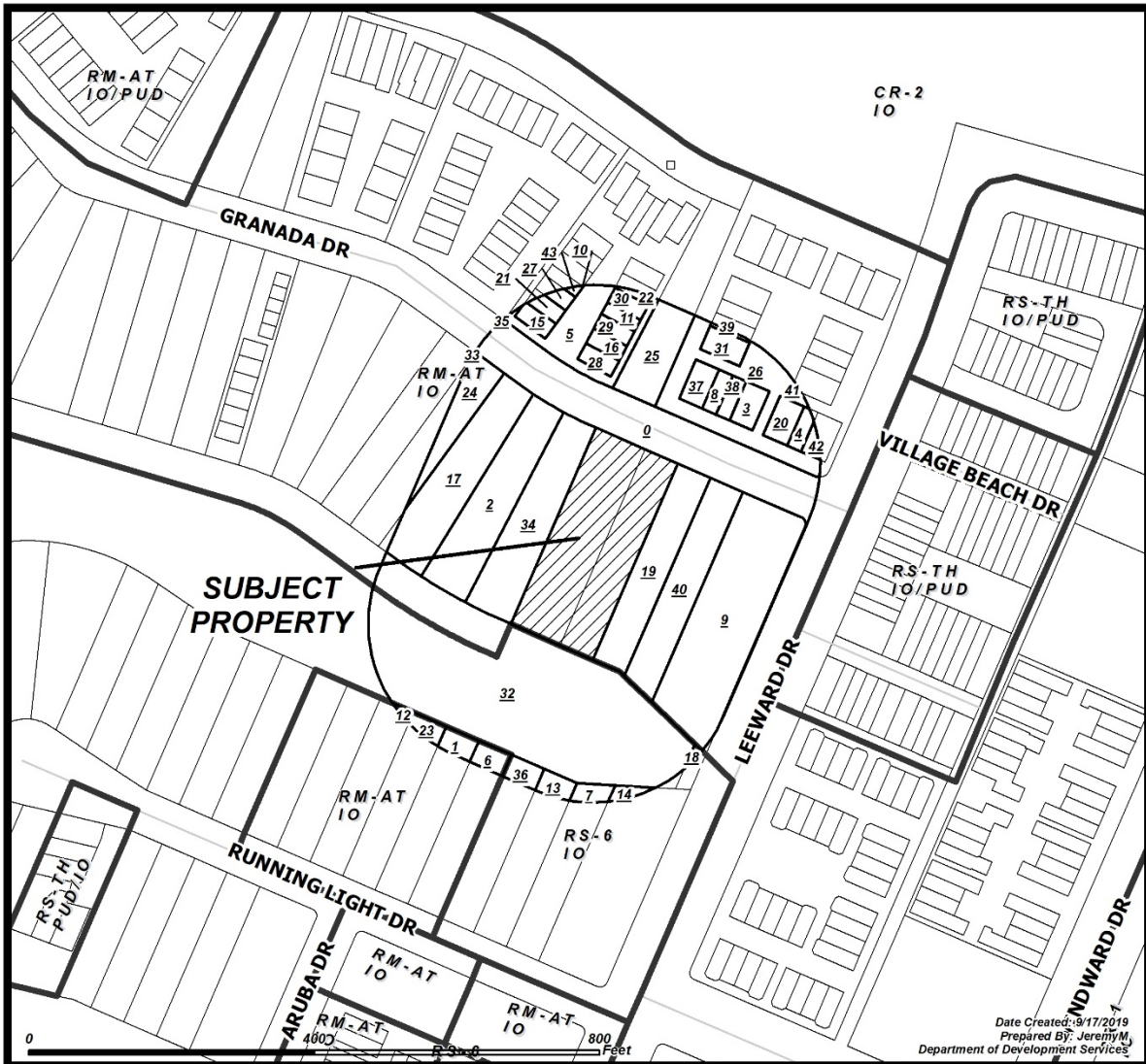
PASSED AND APPROVED on this the ____ day of _____, _____.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A



Date Created: 9/17/2019
 Prepared By: Jeremy M.
 Department of Development Services

CASE: 1019-02 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-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	Historic 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 in opposition
- Owners within 200' listed on attached ownership table

LOCATION MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap

LAKE PADRE VILLAGE PLANNED UNIT DEVELOPMENT (PUD)

PADRE ISLAND, CORPUS CHRISTI, TEXAS

Owner:
DMPI Beach Investments, LLC
Plano, Texas

Submitted by:



LJA Engineering, Inc.

TBPE F-1386/TBPLS 10104001
5350 SOUTH STAPLES STREET, SUITE 425
CORPUS CHRISTI, TEXAS 78411
PHONE: 361.991.8550
WWW.LJA.COM

Engineer: Victor M. Gutierrez, Jr., P.E.

*This Document is released under the authority of
Victor M. Gutierrez, Jr., P.E., Serial No. 77761
For interim review purposes and shall not be used for
Construction, bidding or building permit purposes.*

AUGUST 2019

DEVELOPMENT DESCRIPTION

DMPI Beach Investments LLC proposes to develop the **Lake Padre Village Planned Unit Development (PUD)** on a vacant waterfront 0.861-acre tract of land located on Granada Drive in close proximity and west of the intersection of Granada Drive and Leeward Drive. The proposed development will consist of 9 single-family lots, 1 common area and no commercial lots. The 0.861-acre tract of land consists of all of Lots 1 & 2, Block 4, Section E, Padre Island-Corpus Christi, recorded in Volume 38, Pages 25-26 M.R.N.C.T.

In general, the property (Lots 1 & 2) is currently vacant waterfront property and measures 125' x 300'. The current zoning is RM-AT with an Island Overlay and the requested zoning is RM-AT PUD with the Island Overlay, which allows for higher density units and lots per acre. Some units will be constructed on zero lot lines and may be situated closer than 10 feet apart. Fire walls will be constructed as required to meet the International Residential Code and other fire protection improvements will be constructed as required by the City.

The concept for Lake Padre Village is for a small high density single family housing group in the coastal style architecture. All units will be single family residences, have an allowed square foot range of between 1,200 and 2,700 square feet, and will be situated on residential lots ranging in area between 2,060 to 2,650 square feet. The larger 3-story units will be built on the canal side lots and have a range of between 2,200 to 2,700+ square feet in area. The middle size 2 or 3-story units will be built in the central portion of the development and have a range of between 1,600 to 2,200 square feet in area. The smaller size 2-story units will be built on the lots adjacent to Granada Drive and have a range of between 1,100 to 1,600 square feet of space. The maximum density of this development will not exceed 10 units per acre.

ADJOINING LAND USE AND ZONING

The property to the north is a townhouse development, the properties to the west and east are vacant lots and the property to the south is a water canal. A segment of the City's Zoning Map is shown on the Zoning Map Exhibit, Sheet 1 of Planned Unit Development (PUD) Exhibits.

VICINITY AND LOCATION MAP

Vicinity and Location Maps are provided on the Development Location Exhibit, Sheet 2 of the PUD Exhibits.

OVERALL SITE PLAN & LOT LAYOUT

An Overall Site Plan Exhibit is provided on Sheet 3 of the PUD Exhibits and provides a lot layout, conceptual unit arrangement, a private street and pedestrian access. Lots 1-9 are single family residential lots. Lot 10 represents and consists of a private street, or private access drive, the common areas situated adjacent to the water canal, the sidewalk area between lots 2 & 3, the open space common area between Lots 5 & 6, and the open space common area between Lots 8 & 9. The common and open space areas will be maintained by the lot owners and the Home Owners Association proposed for this development.

DEVELOPMENT DEVIATIONS

Development deviations for this development are as follows:

1. Sidewalks will be constructed on the south side of Granada Drive, on the East side of the private street or private access drive and between Lots 2 & 3 to access the waterfront area.
2. A one-foot ribbon curb will be constructed along the edges of the private drive instead of a City standard two foot curb and gutter.
3. Building setbacks will range from 0' to 5' from the property lines.
4. The yard requirement for Granada Drive is reduced to 10 feet.
5. The lot area is reduced to a minimum of 2,000 square feet and a maximum of 4,000 square feet.
6. The lot width at the front property line is reduced to a minimum of 26 feet.
7. The right-of-way/Access Easement is reduced to a minimum of 30 feet.
8. Curb is reduced to 1 foot.

VEHICULAR AND PEDESTRIAN ACCESS

Vehicular access to the Lake Padre Village development will be from Granada Drive. Access to the interior lots will be via a proposed private access drive with a minimum back-of-curb to back-of-curb dimension of 30 feet. Pedestrian access will be provided by proposed 5-foot sidewalks along Granada Drive and 6-foot sidewalks along the east side of the access drive. Additionally, a 6-foot sidewalk is proposed between the two south interior lots will provide access to the waterfront common area. The vehicular and pedestrian access is shown on the Overall Site Development Plan, Page 4 of the PUD Exhibits.

PARKING REQUIREMENTS & OPEN SPACE CALCULATIONS

A tabular summary of the **Parking Requirements** and **Open Space Calculations** is included on the **Overall Site Development Plan** shown on **Page 4** of the Planned Unit Development (PUD) Exhibits. Two parking spaces per lot will be provided in this development, two parking spaces will be provided for guest parking and one parking space will be provided to serve the common area.

TYPICAL CROSS SECTIONS

Typical Cross Sections are keyed on Page 4 of the PUD Exhibits and shown on the Section Views, **Page 5** of the PUD Exhibits.

DEEDS

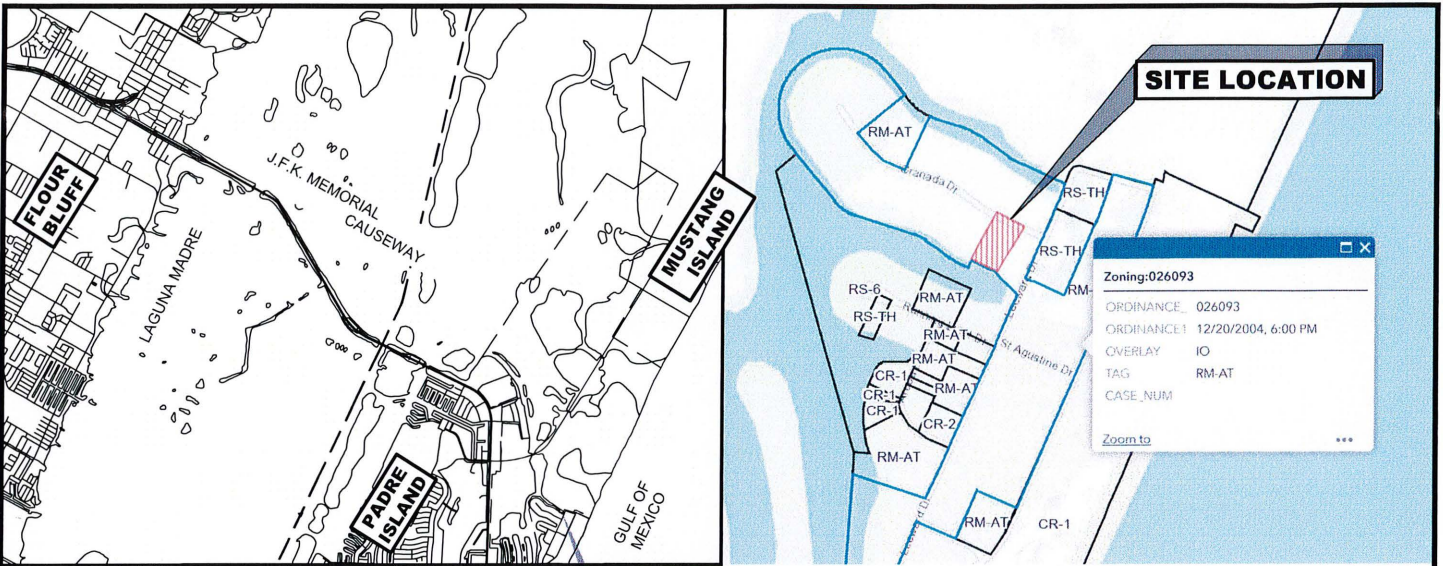
The **Deeds** for the Lots 1 and 2, Block 4 Section E, Padre Island-Corpus Christi are attached for reference.

MISCELLANEOUS

Distance of Multifamily or Nonresidential Structures from Single Family Use Areas

- DMPI Beach Investments, LLC understands UDC's Paragraph 4.2.8 C related to the distance of multifamily or nonresidential structures from single-family areas and offers no objections to structures proposed on adjacent properties that may be constructed in the future to a distance of no closer than 5 feet instead of the 1:2 distance ratio required.

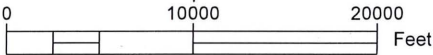
**PLANNED UNIT DEVELOPMENT (PUD)
EXHIBITS**



Zoning:026093
 ORDINANCE: 026093
 ORDINANCE!: 12/20/2004, 6:00 PM
 OVERLAY: IO
 TAG: RM-AT
 CASE_NUM:
 Zoom to



SITE LOCATION



Zoning Quick Reference Guide												
Residential Districts												
UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Sid	Rear			
4.3.3	RS-6	Single-Family 6	Schools, and DayCare	6,000	50	25	4.2.10	5	5	30%	35	N/A
Multifamily Districts												
UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Sid	Rear			
4.4.3	RS-TH	Townhouse	Townhomes			Section 4.4.3.A						
4.4.3	RM-AT	Multifamily AT	Apartments, SF Home,	5,000	50	10	5	5	25%	Sec.	18	
		PI/MI/NB 1-2 Families	Churches, Schools, Day	10,000	85	15		5		4.2.8.C	9	
		1-2 Families	Care Homes, and			20	10	10	10%		60	
4.4.3	RM-AT	3+ Families	Hotels									
Commercial Districts												
UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Sid	Rear			
4.5.3	Commercial Resort		Apartments, Offices, Hotels, Restaurants, Bars, and Retail	6,000	50	20	15	10	10	25%	N/A	N/A
	Residential											
4.5.4	Commercial		Apartments, Offices, Hotels, Restaurants, Bars, and Retail	N/A	N/A	20	15	0	0	N/A	N/A	N/A
	CR-1											
4.5.3	Commercial Resort		Vehicle Repair, Kennels	6,000	50	20	15	10	10	25%	N/A	44
4.5.4	Residential											
4.5.4	CR-2		Commercial	N/A	N/A	20	15	0	0	N/A	N/A	N/A

Printed 6/7/18, Aug. 2016 Unified Development Code (UDC), K:\DevelopmentSvc\SHARED\ZONING\Zoning District Guide

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3350 South Staples, Suite 425
 Corpus Christi, Texas 78411
 Phone (361) 991-8550

REVISION No.	DATE	BY	DESCRIPTION

**LAKE PADRE VILLAGE
 PLANNED UNIT DEVELOPMENT (PUD)**

ZONING MAP

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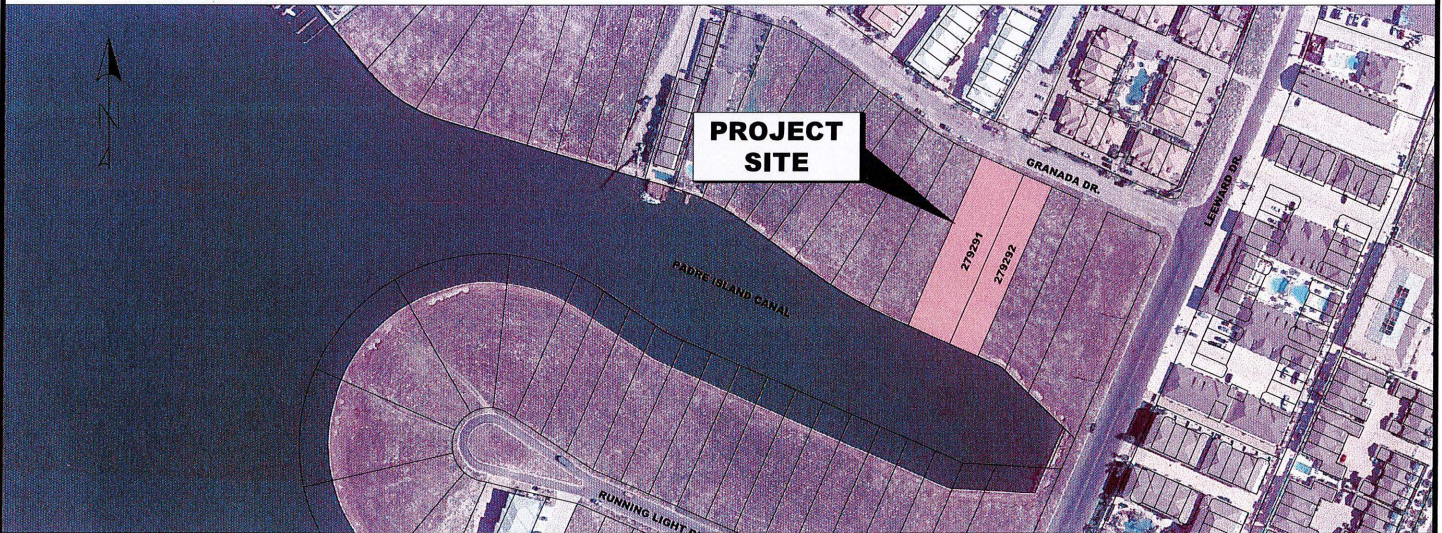
DATE: August 23, 2019.

LJA PROJECT No.: C972-21102	
DES.: VMG	DATE: 8/23/19
DRN.: MF	SCALE: AS NOTED
SHEET: 1	



VICINITY MAP

LEGAL DESCRIPTION:
 LOTS 1 & 2, BLOCK 4, PADRE ISLAND CORPUS CHRISTI, SEC E. THE TWO LOTS ADD UP TO 125' IN WIDTH AND 300' IN LENGTH.



LOCATION MAP

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5950 South Staples, Suite 425 T9/E Firm Reg. No. F-1386
 Corpus Christi, Texas 78411 T9/LS Firm Reg. No. 10018020
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REVISION No.	DATE	BY	DESCRIPTION

**LAKE PADRE VILLAGE
 PLANNED UNIT DEVELOPMENT (PUD)**

DEVELOPMENT LOCATION

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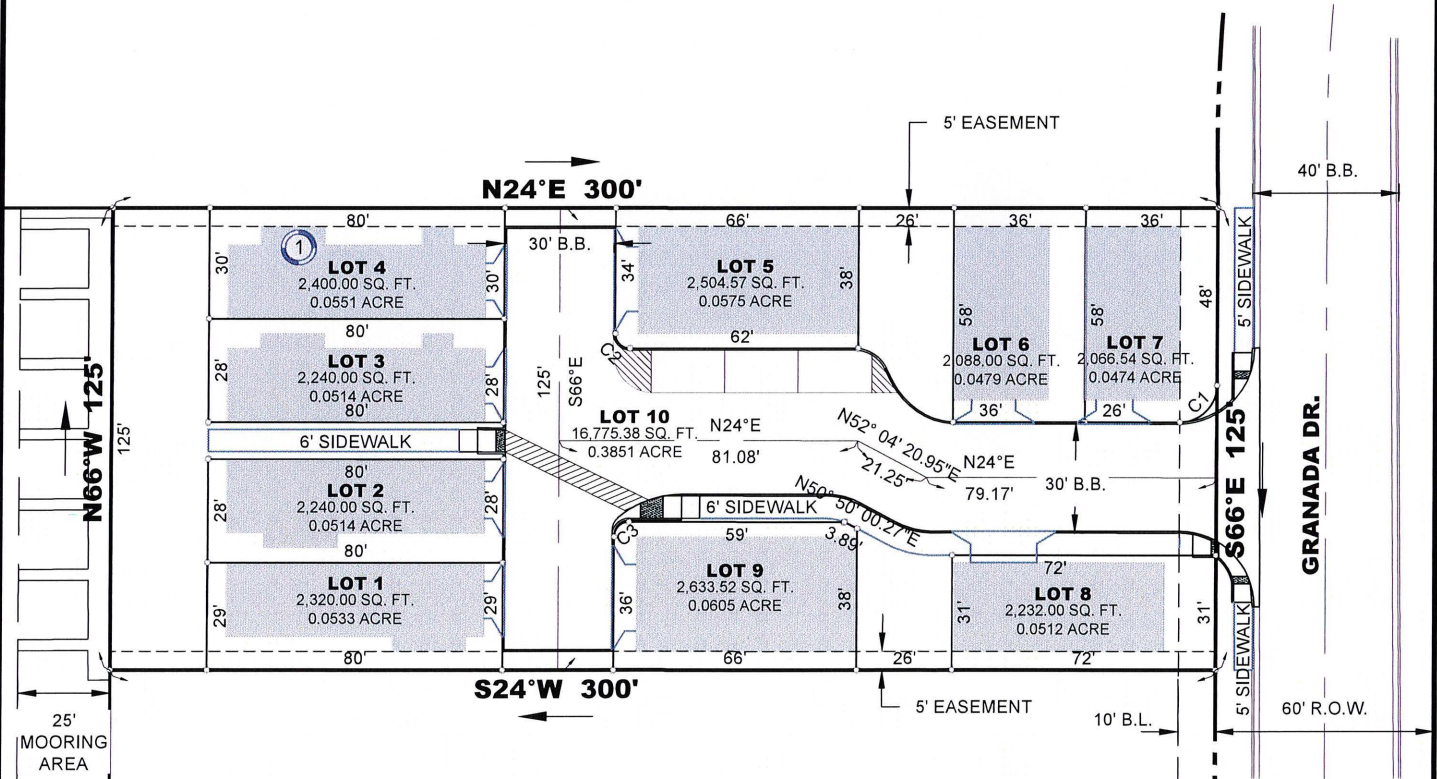
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VMG	8/23/19
DRN.:	SCALE:
MF	AS NOTED

SHEET: **2**

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	15.71	10.00	090.00
C2	6.28	4.00	090.00
C3	6.28	4.00	090.00

LAKE PADRE VILLAGE

DEVELOPER
DPMI BEACH INVESTMENTS, LLC
2124 GENT DRIVE
PLANO TEXAS, 75035



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Corpus Christi, Texas 78411
Phone (361) 991-8550

TBPE Firm Reg. No. F-1386
TBPLS Firm Reg. No. 10016900

**LAKE PADRE VILLAGE
PLANNED UNIT DEVELOPMENT (PUD)**

OVERALL MASTER SITE PLAN

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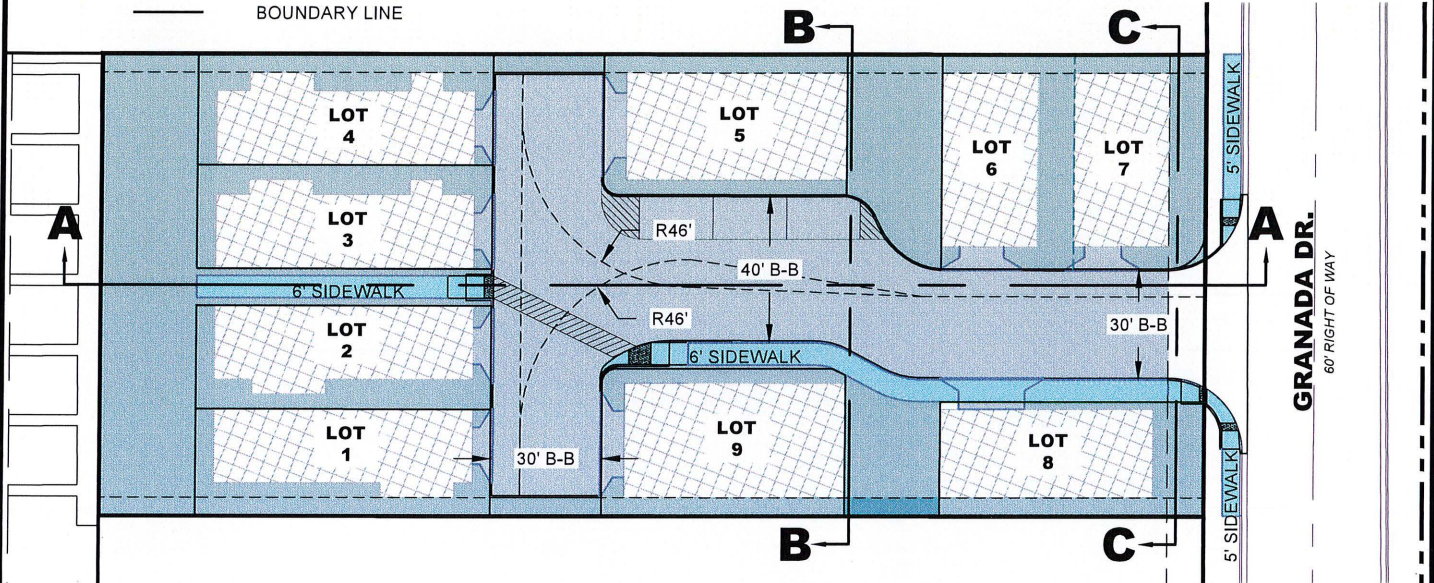
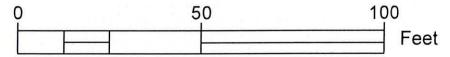
LJA PROJECT No.:
C972-21102

DES.:	DATE:
VMG	8/23/19
DRN.:	SCALE:
MF	AS NOTED

SHEET: **3**

LEGEND

-  OPEN SPACE
-  BUILDABLE AREA
-  SIDEWALK
-  STREET PAVEMENTS & DRIVEWAY
-  BOUNDARY LINE



LOT TYPE	REQUIREMENTS	QUANTITY OF LOTS	REQUIRED PARKING	PARKING PROVIDED
RESIDENTIAL	2 PER UNIT	9	18	18
GUEST PARKING	1 PER 5 UNITS	9	1	2
COMMON AREA	1 PER 10,000 SF.	3	1	1
TOTAL			20	21

OPEN SPACE CALCULATION	QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	%
TOTAL AREA OF PUD	37,500	.8609	100%
TOTAL NON-OPEN SPACE (IMPERVIOUS AREA)	24,796	.5693	66.12%
TOTAL OPEN SPACE (PERVIOUS AREA)	12,704	.2916	33.88%

THE VEHICULAR AND PEDESTRIAN ACCESS FOR THE DEVELOPMENT SHOWS THE ENTRANCE INTO THE THE DEVELOPMENT WILL PROVIDE A 30' CLEAR ENTRANCE AND EXIT FOR FIRE EMERGENCY VEHICLES. THE PRIVATE DRIVE WILL BE A MINIMUM OF 30' BACK-OF CURB TO BACK OF CURB. THE PEDESTRIAN ACCESS WILL BE A 6' SIDEWALK ON ONE SIDE OF THE ROAD WITH ADA RAMPS TO PROMOTE WALKABILITY ACCESS TO AMENITIES ON THE SITE. VEHICULAR ACCESS ONTO BLOCK 1, LOTS 1-9 ARE FROM GRANADA DRIVE.

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**LAKE PADRE VILLAGE
PLANNED UNIT DEVELOPMENT (PUD)**

**OVERALL SITE
DEVELOPMENT PLAN**

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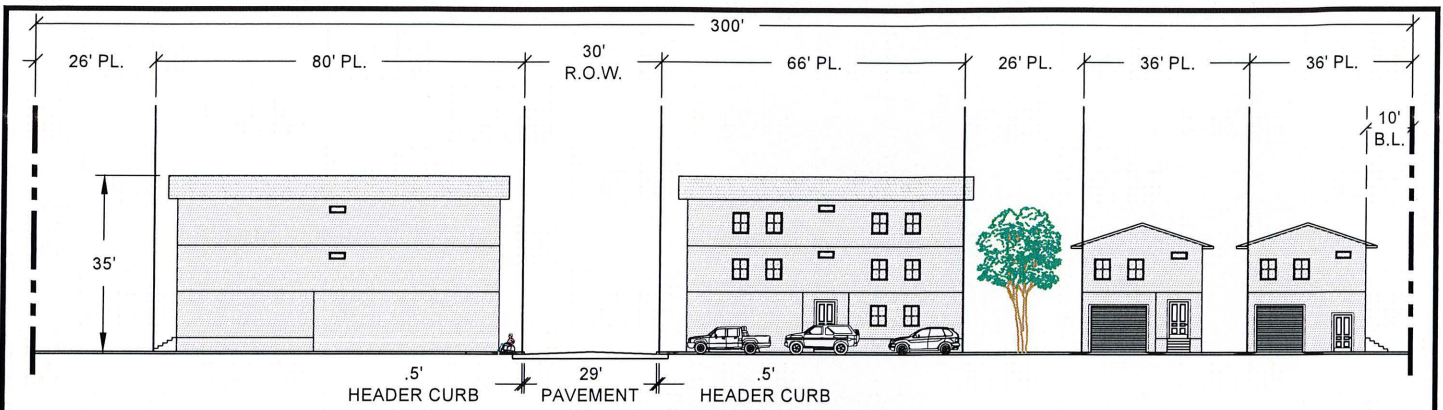
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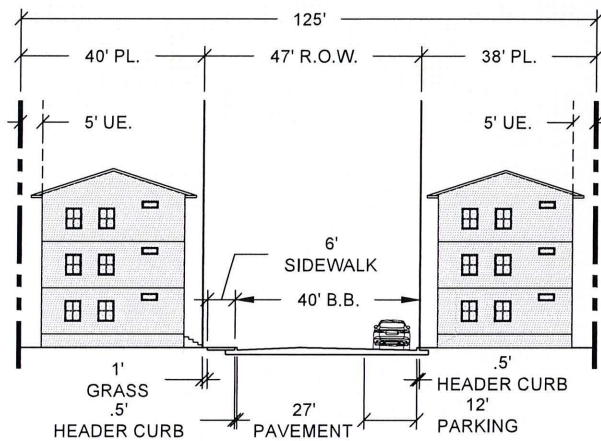
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MF	AS NOTED

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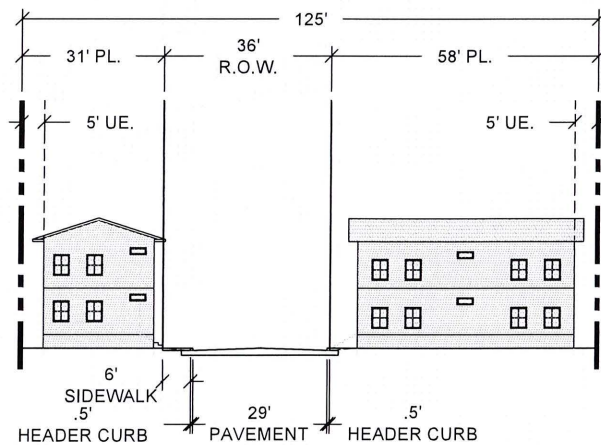
A-A SECTION



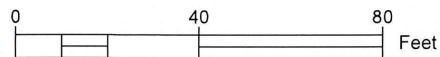
B-B SECTION

GENERAL NOTES:

1. THE PROPOSED MAXIMUM HEIGHT OF ANY STRUCTURE IN THIS DEVELOPMENT IS 45 FEET.
2. ALL RESIDENCE SHALL HAVE A MINIMUM OF TWO PARKING SPACES.
3. WINDOWS WILL NOT BE PERMITTED ON ANY EXTERIOR WALL SITUATED ON A ZERO-LOT LINE, UNLESS IT IS ADJACENT TO A COMMON AREA WITH AT LEAST 20 FEET OF OPEN SPACE IN WIDTH.



C-C SECTION



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LAKE PADRE VILLAGE PLANNED UNIT DEVELOPMENT (PUD)

SECTION VIEWS

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DRN.: MF	SCALE: AS NOTED

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