

**Zoning Case No. 0623-02, Ron & Vanessa, LLC III and TRR Development LLC (District 4). Ordinance rezoning properties at or near 15821 and 15826 South Padre Island Drive and 15822 and 15826 Palmira Ave from the CR-2/IO Resort Commercial District with the Island Overlay to the CR-2/IO/PUD Resort Commercial District with the Island Overlay and a Planned Unit Development; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).**

**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 properties being Lots 6A, 6B, 7A, and 7B, Block 17, Padre Island No. 1, as described/shown in Exhibit "A":

**the CR-2/IO Resort Commercial with the Island Overlay to the CR-2/IO/PUD Resort Commercial with the Island Overlay and a Planned Unit Development.**

The subject properties is located at or near **15821,15826 South Padre Island Drive and 15822, 15826 Palmira Ave**. Exhibit A, a map is 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 properties in accordance with the Flamingo Planned Unit Development (PUD) Guidelines and Master Site Plan, which is Exhibit B, and to the satisfaction of the Technical Review Committee (TRC). The PUD shall follow all right-of-way sections as designed.
- 2. Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- 3. 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.

**SECTION 3.** 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 4.** 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 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; 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 6.** 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 7.** 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 \_\_\_\_\_, 2023, by the following vote:

|                   |       |             |       |
|-------------------|-------|-------------|-------|
| Paulette Guajardo | _____ | Jim Klein   | _____ |
| Roland Barrera    | _____ | Mike Pusley | _____ |
| Sylvia Campos     | _____ | Everett Roy | _____ |
| Gil Hernandez     | _____ | Dan Suckley | _____ |
| Michael Hunter    | _____ |             |       |

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

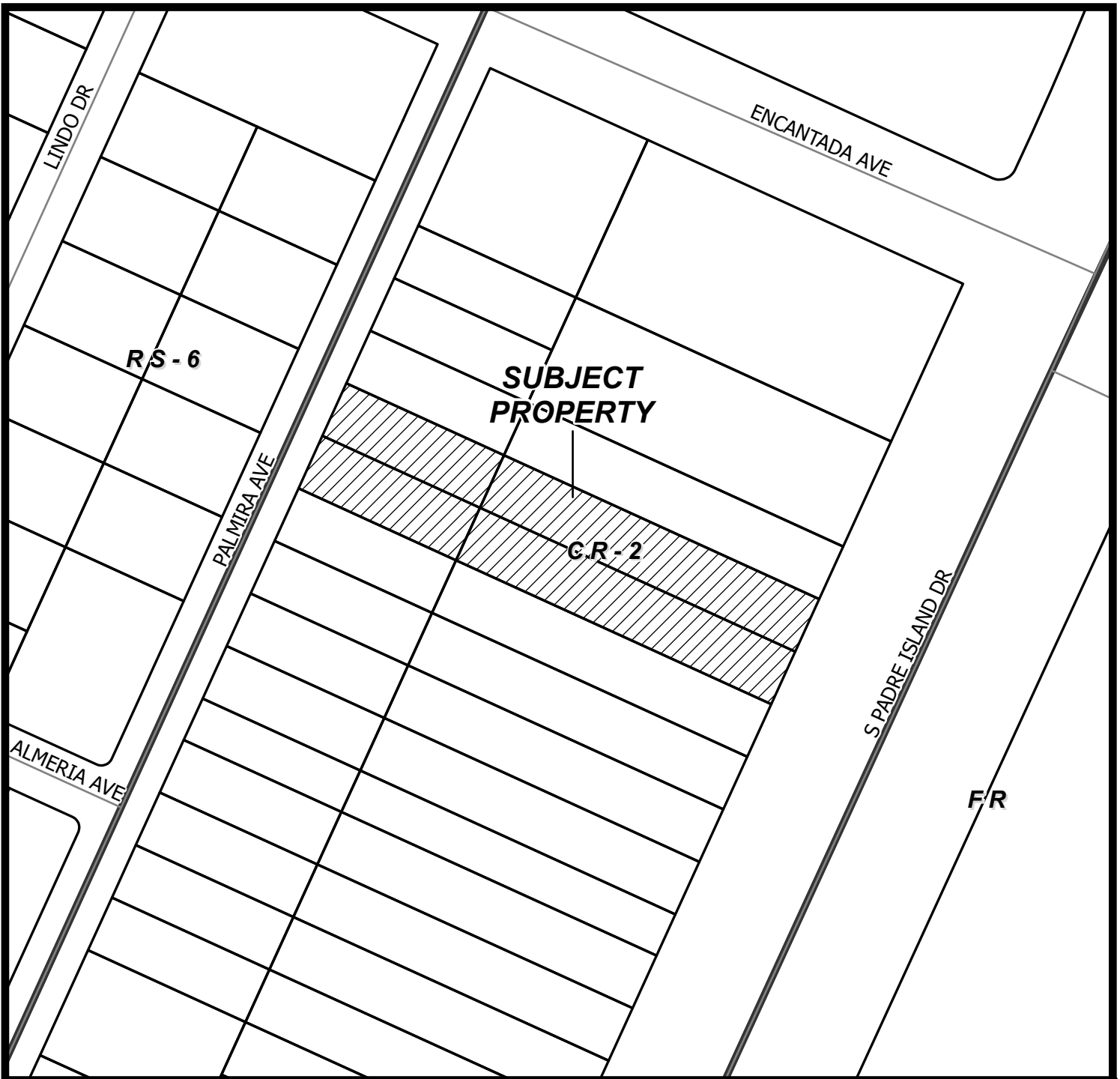
|                   |       |             |       |
|-------------------|-------|-------------|-------|
| Paulette Guajardo | _____ | Jim Klein   | _____ |
| Roland Barrera    | _____ | Mike Pusley | _____ |
| Sylvia Campos     | _____ | Everett Roy | _____ |
| Gil Hernandez     | _____ | Dan Suckley | _____ |
| Michael Hunter    | _____ |             |       |

PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Paulette Guajardo  
Mayor



**CASE: 0623-02**  
**SUBJECT PROPERTY WITH ZONING**



Subject Property

|  |   |
|--|---|
| A-1 Apartment House District                 | I-1 Limited Industrial District             |
| A-1A Apartment House District                | I-2 Light Industrial District               |
| A-2 Apartment House District                 | I-3 Heavy Industrial District               |
| AB Professional Office District              | PUD Planned Unit Development                |
| AT Apartment-Tourist District                | R-1A One Family Dwelling District           |
| B-1 Neighborhood Business District           | R-1B One Family Dwelling District           |
| B-1A Neighborhood Business District          | R-1C One Family Dwelling District           |
| B-2 Bayfront Business District               | R-2 Multiple Dwelling District              |
| B-2A Barrier Island Business District        | RA One Family Dwelling District             |
| B-3 Business District                        | RE Residential Estate District              |
| B-4 General Business District                | R-TH Townhouse Dwelling District            |
| B-5 Primary Business District                | SP Special Permit                           |
| B-6 Primary Business Core District           | T-1A Travel Trailer Park District           |
| BD Corpus Christi Beach Design Dist.         | T-1B Manufactured Home Park District        |
| F-R Farm Rural District                      | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation |   |



Esri, HERE, Garmin, INCREMENT P  
**LOCATION MAP**

# Flamingo Resort Bungalows, P.U.D.

**Owners/Developers**  
**TRR Development, LLC and**  
**Ron and Vanessa, LLC III**

**Submitted by**  
**Urban Engineering**  
**June 21, 2023**



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

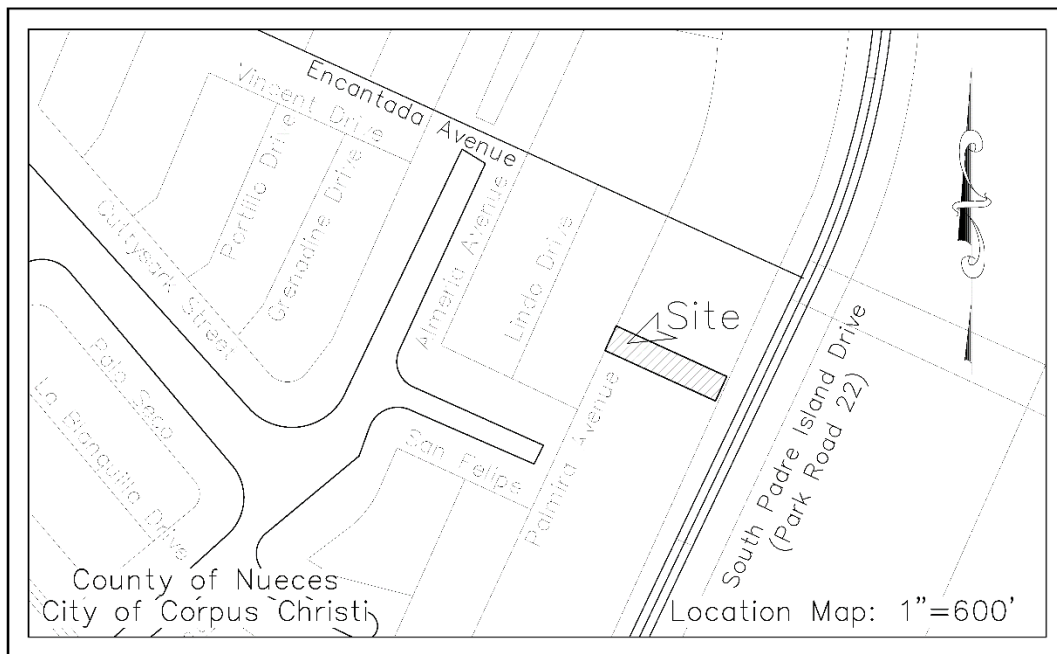
# Flamingo Resort Bungalows, P.U.D.

Corpus Christi, Texas

## Development Description:

The developer is proposing re-platting 4 existing lots into 10 Lots. The development will consist of an existing single-family residence and 8 new detached townhome units. A re-plat of the property will encompass Lots 6A, 6B, 7A and 7C, Block 17, Padre Island No. 1. The proposed townhome lots will each have direct access to Palmira Drive and South Padre Island Drive via a private access road, and will complement existing developments in the area.

## Location Map:



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

**Townhome Minimum Units** – Two (Attached)

**Minimum Lot Area** – 2,600sf

**Minimum Lot Width** – 26’

**Minimum Street Yard** – 10’

**Minimum Side Yard** – 0’

**Minimum Rear Yard** – 5’

**Minimum building separation** – 10’

**Minimum Open Space** – 30%

**Maximum Height** – 45’

**Required Parking:** - 2 per unit

**Curb Type** – 6” Curb and Gutter

**Sidewalks** – 5’ (Existing Streets – no sidewalks)

**Paved Street Width** – (Palmira Avenue C1 Collector – 60’R.O.W./40’B-B Pavement) (South Padre Island Drive (Park Road 22) A2 Arterial - 100’R.O.W./54’B-B Pavement)

### **PUD Requirements**

**Townhome Minimum Units** – One (Detached)

**Minimum Lot Area** – 2,600sf

**Minimum Lot Width** – 30’ (Greater than what is currently allowed)

**Minimum Street Yard** – 20’ (along Palmira) and 0’ (Private Access Easement)

**Minimum Side Yard** – 3.5’ (subject to building separation requirements)

**Minimum Rear Yard** – 5’

**Minimum building separation** – 7.0’ (subject to building separation requirements)

**Minimum Open Space** – 30%

**Maximum Height** – None

**Required Parking:** - 2 per unit (at least 3 provided per Townhome), existing parking for existing single-family residence.

**Curb Type** – Private Drive via Private Access Easement (no Curb/Gutter)

**Sidewalks** – 5’ Wide Sidewalk along North side of 25’ wide private access easement. 5’ Sidewalk will be provided along Palmira Avenue. No sidewalk will be provided along South Padre Island Drive (Park Road 22)

**Paved Street Width** – (Palmira Avenue – Existing Pavement), (South Padre Island Drive (Park Road 22) – Existing Pavement), (Private Access Easement – A minimum 20-foot street section for tenant and emergency vehicle access shall be maintained. )

**Lot 1, Block 1**  
**CR-2 Development Standards (Residential) per**  
**City of Corpus Christi Unified Development Code**

**Minimum Lot Area** – 6,000sf

**Minimum Lot Width** – 50’

**Minimum Street Yard** – 20’

**Minimum Side Yard** – 10’ (single) 20’ (Total)

**Minimum Rear Yard** – 10’

**Minimum building separation** – 10’

**Minimum Open Space** – 25%

**Maximum Height** – See Section 4.2.8.C of the Unified Development Code

**Required Parking:** - 2 per unit

**Curb Type** – 4” Roll Curb and Gutter (Existing)

**Sidewalks** – 5’ (Existing Streets – no sidewalks)

**Paved Street Width** – (Palmira Avenue C1 Collector – 60’R.O.W./40’B-B Pavement) (South Padre Island Drive (Park Road 22) A2 Arterial - 100’R.O.W./54’B-B Pavement)

**PUD Requirements**

**Minimum Lot Area** – 2,600sf

**Minimum Lot Width** – 30’

**Minimum Street Yard** – 20’ (along Palmira) and 0’ (Private Access Easement)

**Minimum Side Yard** – 3.5’ (subject to building separation requirements)

**Minimum Rear Yard** – 0’

**Minimum building separation** – 7.0’ (subject to building separation requirements)

**Minimum Open Space** – 25%

**Maximum Height** – Existing Building

**Required Parking:** - 2 per unit

**Curb Type** – 4” Roll Curb and Gutter (Existing)

**Sidewalks** – 5’ Wide Sidewalk along North side of 25’ wide private access easement. 5’ Sidewalk will be provided along Palmira Avenue. No sidewalk will be provided along South Padre Island Drive (Park Road 22)

**Paved Street Width** – (Palmira Avenue – Existing Pavement), (South Padre Island Drive (Park Road 22) – Existing Pavement), (Private Access Easement – Pavement/20’ Wide)

**NOTE:** Lot 1 shall be allowed to be re-platted without a PUD amendment, in order to create no more than one additional lot that meets the same requirement as Lots 3 through 10, Block 1, as set forth in this PUD document. Lot 1 shall allow for single family use and/or a community center. If the use changes to include a community center, required parking will need to be met. Any change in use, other than what has been specified in this document, may require a PUD amendment.



## **Development Guidelines For Lots 3 through 10, Block 1**

**Use** – Townhome

**Lot Area** – Minimum 2,600sf

**Lot Width** – 30’

**Yard Requirements:**

**Street:** 0’ (Private Access Easement)

**Street corner:** N/A

**Side Yard:** 3.5’ (subject to building separation requirements)

**Maximum building Height:** None

**Minimum Building Spacing:** 7.0’ (subject to building separation requirements)

**Parking Requirement Per Unit:** 2 per

**Maintenance:** Lot Owner (not including sidewalks) and Homeowner’s Association (sidewalk/offsite parking spaces)

**Allowed Improvements:** Residential structures, support structures including decks, porches, sidewalks, pavement, fencing, landscaping, swimming pools, storage rooms, etc.

**Placement of Improvements:** Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

**Short Term Rentals:** Allowed, specific language will be described in HOA document

## **Development Guidelines For Lot 1, Block 1**

**Use** – Single-Family Residence/Community Center

**Lot Area** – Minimum 2,600sf

**Lot Width** – 30’

**Yard Requirements:**

**Street:** 20’ (along Palmira) and 0’ (Private Access Easement)

**Street corner:** N/A

**Side Yard:** 3.5’ (subject to building separation requirements)

**Maximum building Height:** None

**Minimum Building Spacing:** 7.0’ (subject to building separation requirements)

**Parking Requirement Per Unit:** 2 per unit

**Maintenance:** Lot Owner (not including sidewalks) and Homeowner’s Association (sidewalk/offsite parking spaces)

**Allowed Improvements:** Residential structures, support structures including decks, porches, sidewalks, pavement, fencing, landscaping, swimming pools, storage rooms, etc.

**Placement of Improvements:** Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

**Short Term Rentals:** Allowed, specific language will be described in HOA document

## **Development Guidelines For Lot 2, Block 1 (Common Lot)**

**Use** – Private Access, drainage, retention Ponds, utilities, Non-residential Structures (i.e. benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Flamingo Resort Bungalows, P.U.D. Community.

Retention areas will also be used as a community amenity. Retention area edges will have enhanced landscaping. Pedestrian seating and barbeque pits will be installed along edges.

Private Access Road area contains approximately 9,000 square feet

Retention Pond Areas (combined) contain approximately 2,325 square feet

**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:** As required per International Building Code

**Parking Requirement:** 0 spaces

**Maintenance:** Homeowner's Association

**Allowed Improvements:** Community structures/amenities, including decks, porches, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

**Placement of Improvements:** Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

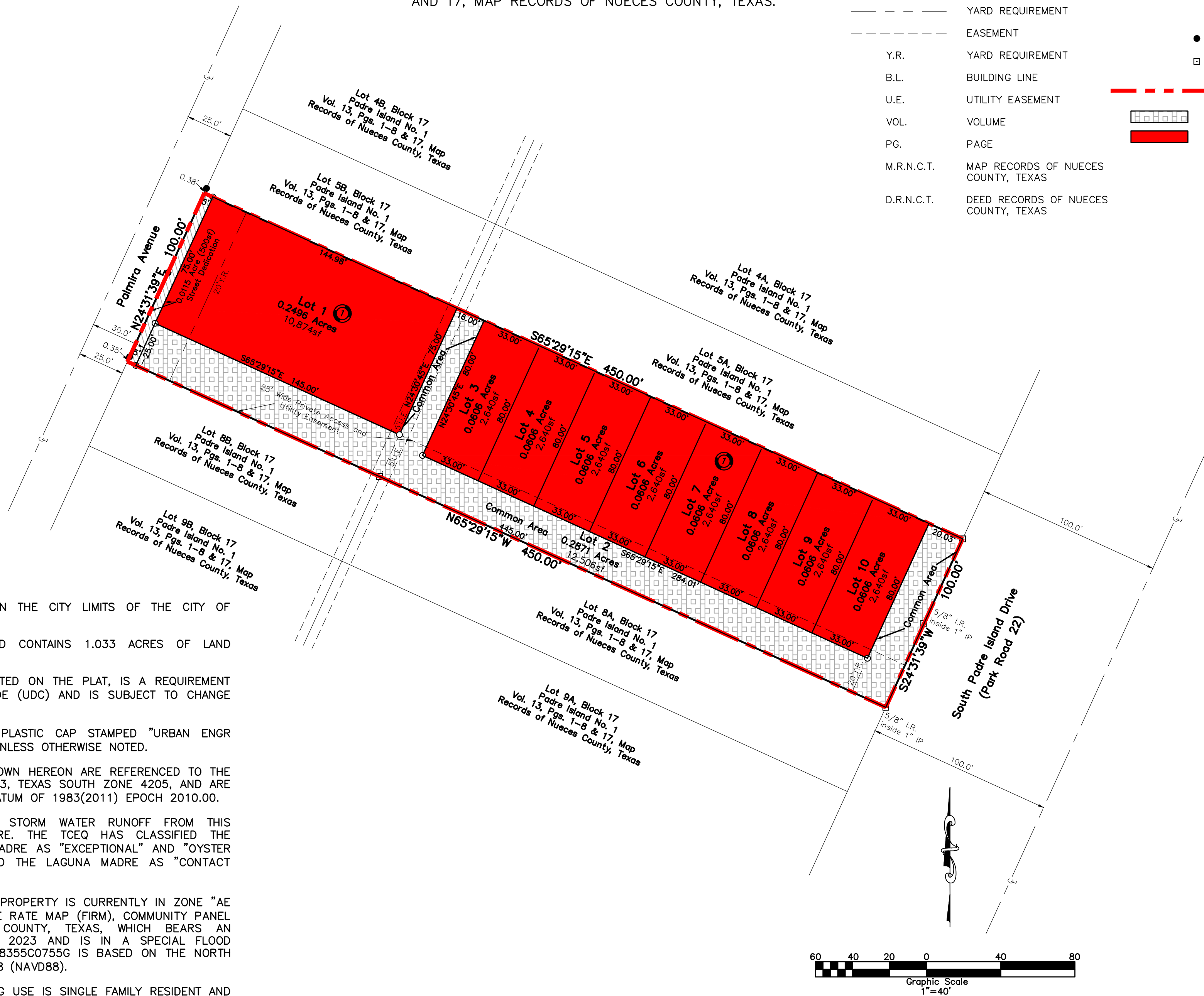
Private access road shall have an entrance on South Padre Island Drive (Park Road 22) in addition to a Palmira Avenue entrance, and shall be evidenced by TxDOT permit.

# Lot Layout for Flamingo Resort Bungalows, P.U.D.

BEING A RE-PLAT OF LOTS 6A, 6B, 7A AND 7B,  
BLOCK 17, PADRE ISLAND NO. 1, A MAP OF WHICH  
IS RECORDED IN VOLUME 13, PAGES 1 THROUGH 8  
AND 17, MAP RECORDS OF NUECES COUNTY, TEXAS.

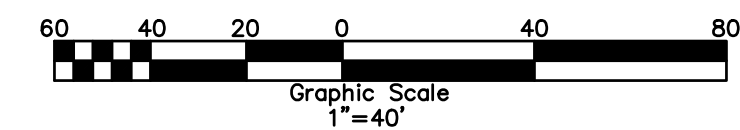
**LEGEND:**

|            |                                      |  |  |
|------------|--------------------------------------|--|--|
|            | PLAT BOUNDARY                        |  | 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET   |
|            | ROAD CENTERLINE                      |  | 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND |
|            | ADJACENT LOT LINE                    |  | 5/8 INCH IRON ROD  |
|            | YARD REQUIREMENT                     |  | 1 INCH IRON PIPE FOUND   |
|            | EASEMENT                             |  | PLANNED UNIT DEVELOPMENT BOUNDARY                                      |
| Y.R.       | YARD REQUIREMENT                     |  | COMMON AREA  |
| B.L.       | BUILDING LINE                        |  | RESIDENTIAL LOT  |
| U.E.       | UTILITY EASEMENT                     |  |  |
| VOL.       | VOLUME                               |  |  |
| PG.        | PAGE                                 |  |  |
| M.R.N.C.T. | MAP RECORDS OF NUECES COUNTY, TEXAS  |  |  |
| D.R.N.C.T. | DEED RECORDS OF NUECES COUNTY, TEXAS |  |  |



**NOTES:**

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 1.033 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "AE (EL 10)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0755G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2023 AND IS IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0755G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. CURRENT ZONING IS CR-2. EXISTING USE IS SINGLE FAMILY RESIDENT AND VACANT LAND.
9. A MINIMUM 20-FOOT STREET SECTION FOR TENANT AND EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED.

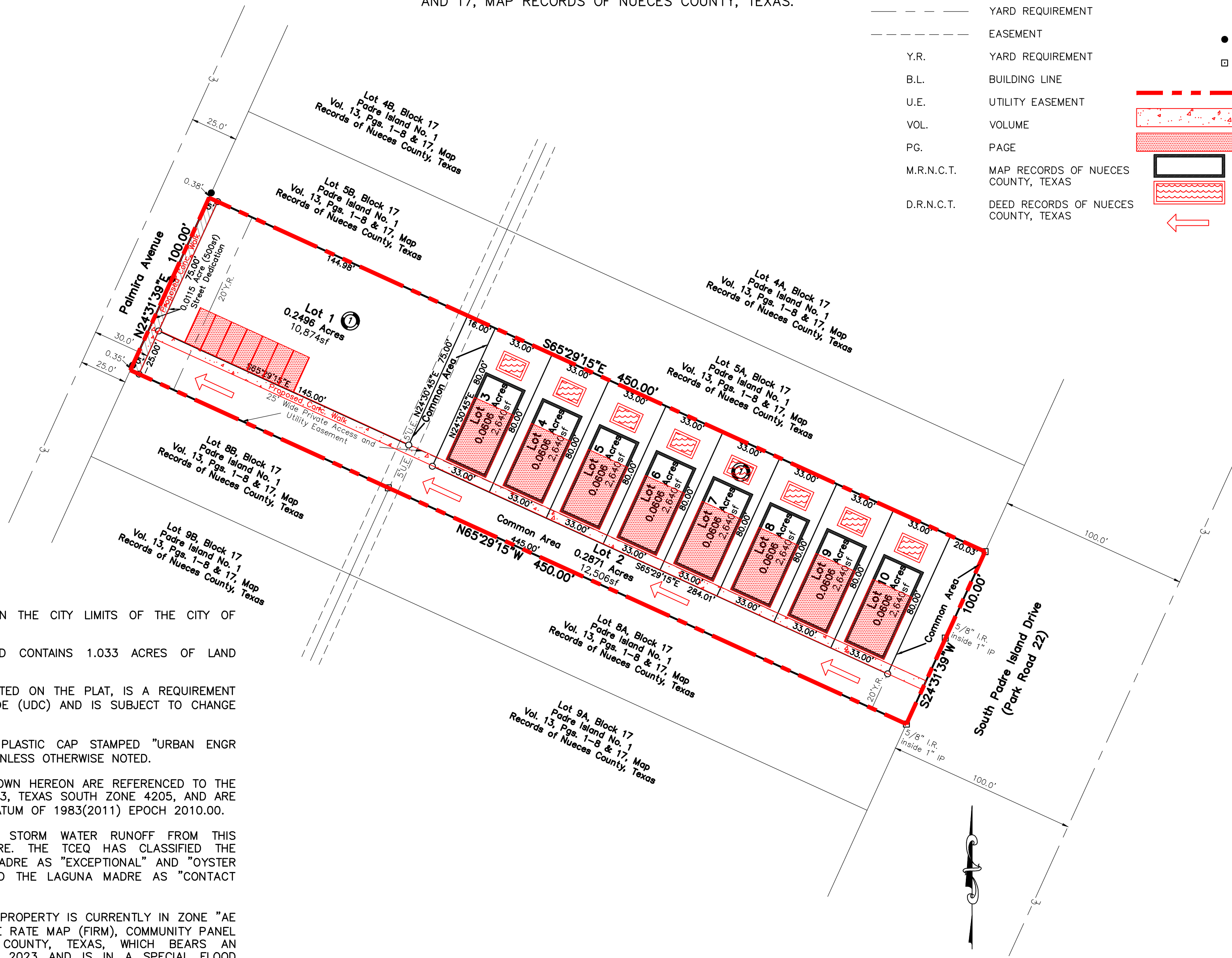


# Master Site Plan for Flamingo Resort Bungalows, P.U.D.

BEING A RE-PLAT OF LOTS 6A, 6B, 7A AND 7B,  
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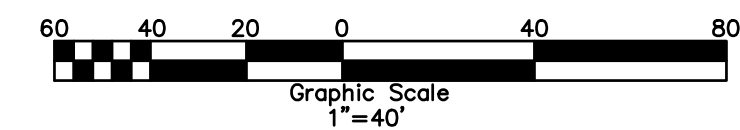
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|------------|--------------------------------------|--|--|
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|            | ADJACENT LOT LINE                    |  | 5/8 INCH IRON ROD  |
|            | YARD REQUIREMENT                     |  | 1 INCH IRON PIPE FOUND   |
|            | EASEMENT                             |  | PLANNED UNIT DEVELOPMENT BOUNDARY                                      |
| Y.R.       | YARD REQUIREMENT                     |  | PROPOSED SIDEWALK  |
| B.L.       | BUILDING LINE                        |  | PROPOSED PARKING   |
| U.E.       | UTILITY EASEMENT                     |  | PROPOSED BUILDING FOOTPRINT  |
| VOL.       | VOLUME                               |  | POOL   |
| PG.        | PAGE                                 |  | PROPOSED TRAFFIC FLOW  |
| M.R.N.C.T. | MAP RECORDS OF NUECES COUNTY, TEXAS  |  |  |
| D.R.N.C.T. | DEED RECORDS OF NUECES COUNTY, TEXAS |  |  |



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8. CURRENT ZONING IS CR-2. EXISTING USE IS SINGLE FAMILY RESIDENT AND VACANT LAND.
9. LOTS 3 THROUGH 10, BLOCK 1 WILL EACH HAVE AT LEAST 3 PARKING SPACES AT GROUND LEVEL BELOW THE BUILDINGS.
10. A MINIMUM 20-FOOT STREET SECTION FOR TENANT AND EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED.



**URBAN ENGINEERING** | **DCCM**

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400  
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

Revised: 6/29/2023  
Submitted: 4/26/2023  
SCALE: 1"=40'  
JOB NO.: 43605.C3.00  
SHEET: 1 of 1  
DRAWN BY: XG

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urbansurvey1@urbaneng.com