

ZONING REPORT

Case # 0622-02

Applicant & Subject Property			
<p>City Council District: 4 Owner: Diamon Beach Holdings, LLC Applicant: LJA Engineering, Inc. Address and Location: 14353 Commodores, located along the south side of Commodores Drive, north of Whitecap Boulevard, and west of Park Road 22 Legal Description: 242.011 acres consisting of various tracts of Padre Island–Corpus Christi Fairway Estates as submitted by metes and bounds. Acreeage of Subject Property: 242.011</p>			
Zoning Request			
<p>From: “RS-4.5” Single-Family 4.5 District, “CR-2 Resort Commercial District To: “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay Purpose of Request: To provide waterfront, single-family, two-family, and multifamily districts, as well as retail and commercial areas, public parks and preserve, interspersed with canals and ponds.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	“RS-4.5” Single-Family 4.5 “CR-2” Resort Commercial	Park	Commercial
North	“RM-3” Multifamily “RS-TH” Two-Family	Vacant	Water
South	“RS-TF” Two-Family	Low Density Residential	Commercial High Density Residential
East	“CR-2” Resort Commercial	Vacant	Mixed Use
West	“RS-6” Single-Family 6	Vacant Low Density Residential	Mixed Use
<p>Plat Status: Property is platted. Air Installation Compatibility Use Zone (AICUZ): No. Code Violations: None.</p>			
Transportation and Circulation			
	Designation-Urban Street	Section Proposed	Section Existing
Commodores Drive	“C1” Collector	80’ R.O.W.	2 lanes with a median 100 feet
Aquarius Street	Local Street	50’ R.O.W.	2 lanes 40 feet
Dasmarinas Drive	Local Street	50’ R.O.W.	2 lanes, portions with a median 40-50 feet

Whitecap Boulevard	"C2" Collector	65' R.O.W.	4 lanes with a median 80 feet
Distance to Bicycle Network	Bicycle Infrastructure³		
	Segment Proposed	Segment Existing	
Not Applicable			
Transit: The Corpus Christi RTA provides transit services via <i>Bus Route 65 Padre Island Connection</i> with a bus stop on Waves Drive approximately 500 feet from the subject property.			
Utilities			
Gas: 2-inch WS gas service line located along Commodores Drive. Stormwater: 18-inch storm pipe alone along Compass Street Wastewater: 8-inch clay wastewater line located along Whitecap Boulevard Water: 8-inch ACP waterline located along Whitecap Boulevard			
Corpus Christi Comprehensive Plan			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. Area Development Plan (ADP): According to Plan CC the subject property is located within the Padre/Mustang Area Development Plan (Adopted June 29, 2021). Future Land Use Map: Commercial. Water, Wastewater, and Stormwater Master Plans: There are no proposed improvements.			
Public Notification			
Number of Notices Mailed	<ul style="list-style-type: none"> • 439 within a 200-foot notification area • 0 outside 200-foot notification area 		
Returned Notices: In Favor	<ul style="list-style-type: none"> • 3 inside the notification area • 0 outside the notification area 		
In Opposition	<ul style="list-style-type: none"> • 5 inside notification area • 0 inside notification area • 1.07% in opposition within the 200-foot notification area 		
Public Hearing Schedule			
Planning Commission Hearing Date: August 10, 2022 City Council 1st Reading/Public Hearing Date: September 20, 2022 City Council 2nd Reading Date: September 27, 2022			

Background:

A Public Improvement District in conjunction with the development proposed at the subject property was approved by City Council resolution (#032761) on May 17, 2022.

Comprehensive Plan Consistency:

Plan CC: The proposed rezoning is generally consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
 - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Encourage orderly growth of residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continued growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Housing and Neighborhoods
 - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate, and assisted—to meet community needs.
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.

Padre/Mustang Area Development Plan:

- Vision
 - Blended Residential Community and Destination Location: Encourage tourism and the development of local commercial businesses to build a strong economic environment and sufficiently support the year-round residential community
 - Environmental Preservation: Capitalize on existing environmental features as assets for the community and ensure the preservation of these areas as the Island continues to develop.
 - Policy Initiatives: Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment
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Future Land Use Map: The proposed rezoning for a Planned Unit Development is not consistent with the Future Land Use Map.

- Commercial

Transportation: A Traffic Impact Analysis was submitted with the zoning application and is currently under review by the Texas Department of Transportation and City Traffic Engineering.

Planned Unit Development (PUD): The PUD proposes three (3) sectors (See Attachment 1). The following are the proposed deviations from development standards for each sector:

Table 1: Sector 1 PUD Deviations



Sector 1 PUD Deviations

	UDC STANDARDS	PROPOSED PUD "RS -4.5/PUD" SINGLE -FAMILY 4.5 LOTS				DEVIATIONS
		STANDARD LOT	MEDIUM LOT	LARGE LOT	ESTATE LOT	
LOT AREA	4,500 SF	4,500 SF	5,500 SF	6,500 SF	8,400 SF	NO
LOT WIDTH	45 FT	45 FT	55 FT	65 FT	70 FT	NO
STREET YARD	20 FT	20/10 FT	20/10 FT	20/10 FT	20/10 FT	YES
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	5 FT	5 FT	5 FT	NO
CORNER YARD (BACK -TO-BACK)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
CORNER YARD (NOT BACK -TO-BACK)	SEE STREET	10 FT	10 FT	10 FT	10 FT	NO
REAR YARD (INLAND)	5 FT	5 FT	5 FT	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	15 FT	15 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	48 FT	48 FT	48 FT	48 FT	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT	46 FT	46 FT	46 FT	YES
STREET WIDTH (BACK -TO-BACK)	28 FT	22 FT	22 FT	22 FT	22 FT	YES
CURB TYPE	6" C&B	NOT REQ'D	NOT REQ'D	NOT REQ'D	NOT REQ'D	YES
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT	4 FT	NO

Table 2: Sector 2 PUD Deviations



Sector 2 PUD Deviations

	UDC STANDARDS	PROPOSED PUD "RS -4.5/PUD" SINGLE -FAMILY 4.5		DEVIATIONS
		STANDARD LOT	MEDIUM LOT	
LOT AREA	4,500 SF	2,450 SF		NO
LOT WIDTH	45 FT	35 FT		YES
STREET YARD	20 FT	10 FT		YES
FRONT YARD (WATER ORIENTED)	10 FT	10 FT		NO
SIDE YARD	5 FT	5 FT		NO
CORNER YARD (BACK -TO-BACK)	10 FT	10 FT		NO
CORNER YARD (NOT BACK -TO-BACK)	SEE STREET	10 FT		NO
REAR YARD (INLAND)	5 FT	5 FT		NO
REAR YARD (WATERFRONT)	5 FT	15 FT		YES
MAXIMUM HEIGHT	35 FT	48 FT		YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT		YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT		YES
STREET WIDTH (BACK -TO-BACK)	28 FT	22 FT		YES
CURB TYPE	6" C&B	NOT REQ'D		YES
SIDEWALK WIDTH	4 FT	4 FT		NO

Table 3: Sector 3 PUD Deviations



Sector 3 PUD Deviations

	PROPOSED "CR -2" RESORT COMMERCIAL DISTRICT					
	UDC "RS-TH" STANDARDS	PROPOSED "RS-TH" USE	UDC "RS-TF" STANDARDS	PROPOSED "RS-TF" USE	UDC NON-RES USE	PROPOSED NON-RES USE
LOT AREA/ SITE PER DWELLING	2,600 SF/2,200 SF /1,600 SF PER DW	2,600 SF/2,200 SF /1,600 SF PER DW	6,000 SF/3,000 SF	6,000 SF/3,000 SF		6,000 SF/3,000 SF
LOT WIDTH	26 FT/22 FT	26 FT/22 FT	50 FT	50 FT		50 FT
STREET YARD	10 FT	10 FT	20 FT	20/10 FT	20 FT	20/10 FT
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
SIDE YARD	0 FT	0 FT	5 FT	5 FT	5 FT	5 FT
CORNER YARD (BACK -TO-BACK)	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
CORNER YARD (BACK -TO-SIDE)	SEE STREET	10 FT	SEE STREET	10 FT	15 FT	10 FT
REAR YARD (INLAND)	5 FT	5 FT	5 FT	5 FT		5 FT
REAR YARD (WATERFRONT)	5 FT	5 FT	5 FT	15 FT		15 FT
MAXIMUM HEIGHT	45 FT	48 FT	45 FT	48 FT		48 FT
MAXIMUM LOT COVERAGE	MIN. 30% OPEN	NO LIMIT	MIN. 40% OPEN	NO LIMIT		NO LIMIT
RIGHT-OF-WAY WIDTH	50 FT	46 FT	50 FT	46 FT	50 FT	46 FT
STREET WIDTH (BACK -TO-BACK)	28 FT	22 FT	28 FT	22 FT	28 FT	22 FT
CURB TYPE	6" C&B	NOT REQ'D	6" C&B	NOT REQ'D	6" C&B	NOT REQ'D
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT	4 FT	4 FT

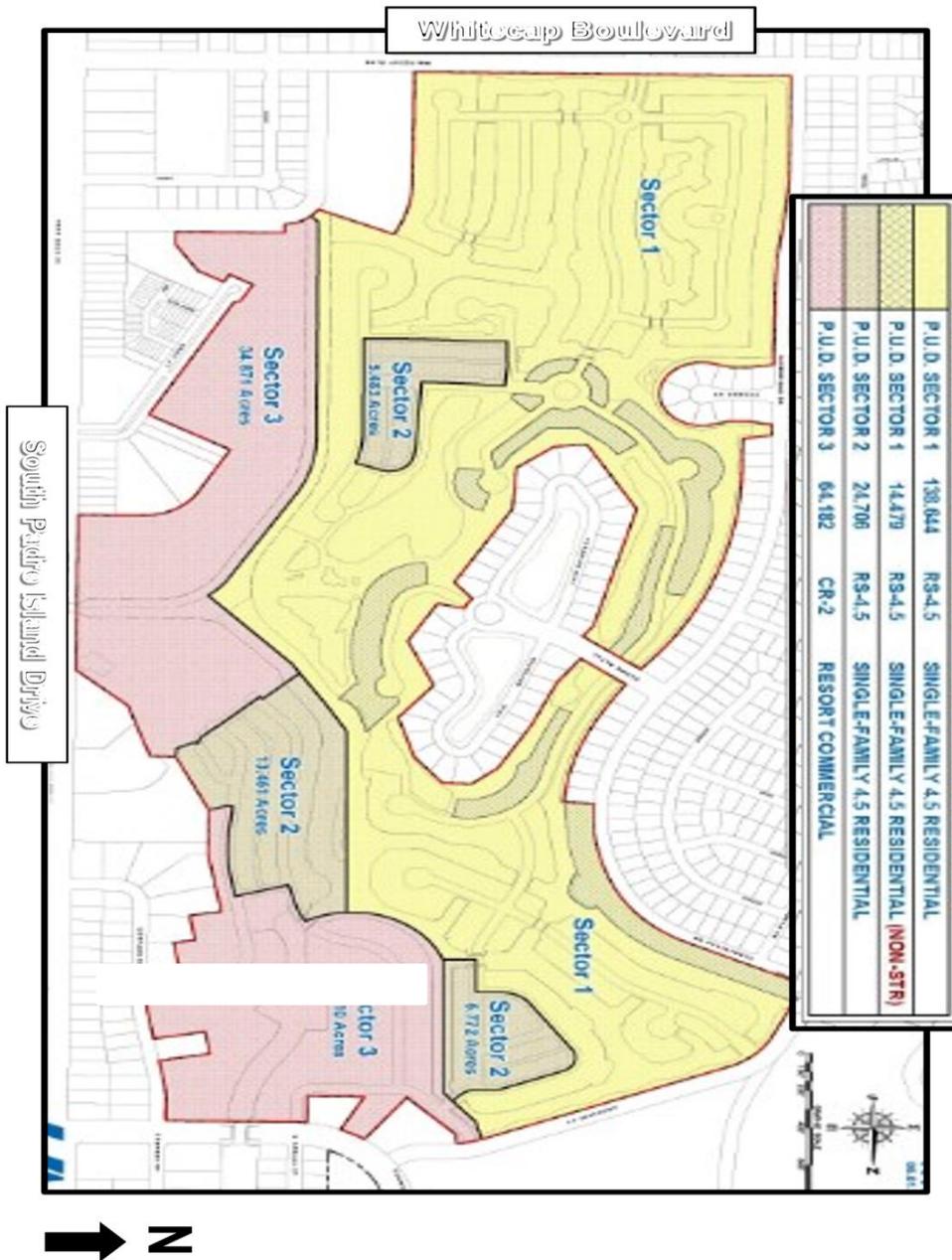
Staff Analysis: "While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land." (Plan CC). Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis staff notes the following:

- The Planned Unit Development Overlay zoning district encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses
- The planned unit development is a recognition that at times the greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when the property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning.

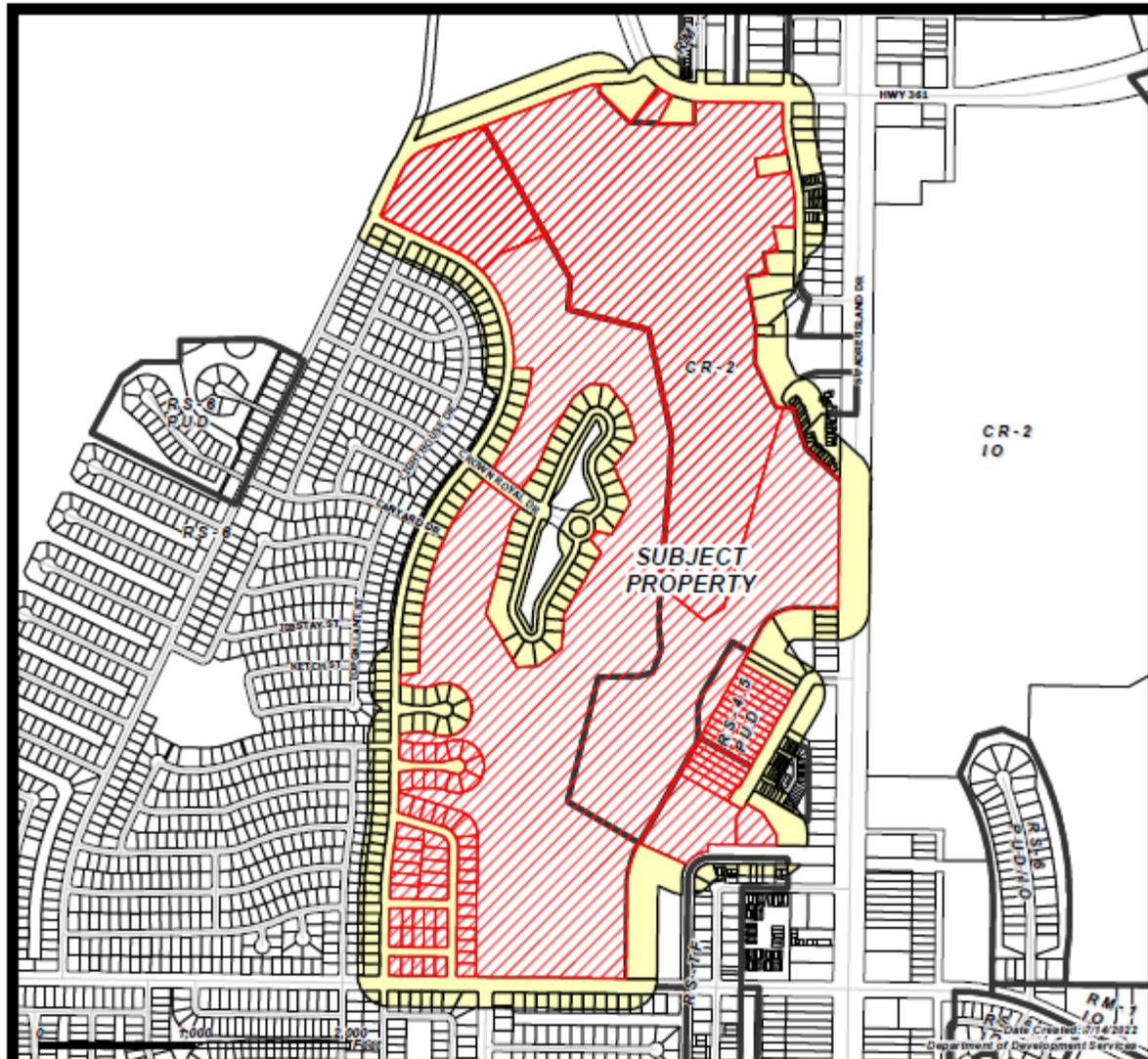
Staff Recommendation: Approval of the change of zoning to "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay (PUD).

ATTACHMENT A: Planning Unit Development Sector Plan



Sector Plan

ATTACHMENT B: EXISTING ZONING AND NOTICE AREA



**Case # 22ZN1020
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-15 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	

Subject Property with 200' buffer

Notice Area

Owners within 200' listed on attached ownership table



ATTACHMENT C: RETURNED PUBLIC NOTICES

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo al número (361) 826-3240.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0622-02
(INFOR No. 22ZN1020)**

Diamond Beach Holdings LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **“RS-6” Single-Family 6 District**, **“RS-4.5” Single-Family 4.5 District**, and **“CR-2” Resort Commercial District** to the **“RS-4.5/PUD” Single-Family 4.5 District** with a **Planned Unit Development Overlay** and **“CR-2/PUD” Commercial Resort District** with a **Planned Unit Development Overlay, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

A property located at or near 14353 Commodores Drive described as 242.011 acres consisting of various tracts of Padre Island–Corpus Christi Fairway Estates as submitted by metes and bounds, located along the south side of Commodores Drive, north of Whitecap Boulevard, and west of South Padre Island Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City’s Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, July 13, 2022**, during one of the Planning Commission’s regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

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NAME: KAY LAY

ADDRESS: 15101 CANE HARBOR 78418 PHONE NO. 214 384 180

IN FAVOR () IN OPPOSITION

REASONS: LOVE IT!
Kay Lay

SIGNATURE

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NAME: Estelita L.W. Latour
Please Print

ADDRESS: 14949 CANADIAN MUST PHONE NO. 361 949 8101

() IN FAVOR IN OPPOSITION

REASONS:
The density does not need to be increased. Enough damage has been done to the wild life refuge.
Estelita

SIGNATURE

SEE MAP ON REVERSE SIDE
INFOR Case No.: 22ZN1020
Property Owner ID: 131

Case No. 0622-02
Case Manager: Elena Buentello
Email: elenab@cctexas.com

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NAME: Ted A. Turner
Please Print

ADDRESS: 14874 Highland Mist PHONE NO. 361-813-9838

IN FAVOR () IN OPPOSITION

REASONS:
Great for the island to develop.

Ted A. Turner
SIGNATURE

SEE MAP ON REVERSE SIDE
INFOR Case No.: 22ZN1020
Property Owner ID: 145

Case No. 0622-02
Case Manager: Elena Buentello
Email: elenab@cctexas.com

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NAME: Ted A. Turner
Please Print

ADDRESS: 14874 Highland Mist PHONE NO. 361-813-9838

IN FAVOR () IN OPPOSITION

REASONS:
Great for the island to develop.

Ted A. Turner
SIGNATURE

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NAME: Edwin Edwards
Please Print

ADDRESS: 14957 Canochan Mist, Dr. Corpus Christi PHONE NO. 614-465-3339

() IN FAVOR (X) IN OPPOSITION

REASONS: *Because this will allow short term rentals abutting our single family home. We will lose property value and quality of life. We specifically bought here w/ our retirement savings because of the attributes of a single family neighborhood.*

SIGNATURE

SEE MAP ON REVERSE SIDE
INFOR Case No.: 22ZN1020
Property Owner ID: 133

Case No. 0622-02
Case Manager: Elena Buentello
Email: elenab@cctexas.com

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a la junta, que requieren servicios especiales, se les sugiere que den aviso 48 horas antes de la junta, llamando al departamento de servicios de desarrollo al número (361) 826-3240.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0622-02
(INFOR No. 22ZN1020)**

Diamond Beach Holdings LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **“RS-6” Single-Family 6 District**, **“RS-4.5” Single-Family 4.5 District**, and **“CR-2” Resort Commercial District** to the **“RS-4.5/PUD” Single-Family 4.5 District** with a **Planned Unit Development Overlay** and **“CR-2/PUD” Commercial Resort District** with a **Planned Unit Development Overlay**, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 14353 Commodores Drive described as 242.011 acres consisting of various tracts of Padre Island–Corpus Christi Fairway Estates as submitted by metes and bounds, located along the south side of Commodores Drive, north of Whitetcap Boulevard, and west of South Padre Island Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

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