

# ZONING REPORT

Case # 1022-02

<b>Applicant &amp; Subject Property</b>			
<p><b>City Council District: 4</b>  <b>Owner:</b> Mc J's and Associates, LLC.  <b>Applicant:</b> Juan Carlos Calvi  <b>Address and Location:</b> 14909, 14913, &amp; 14917 Granada Drive, located along the northwest corner of the intersection of Running Light Drive and Leeward Drive.  <b>Legal Description:</b> Lots 3, 4, &amp; 5, Block 4, Padre Island Section E  <b>Acreege of Subject Property:</b> 1.5 acres</p>			
<b>Zoning Request</b>			
<p><b>From:</b> "RM-AT/IO" Multifamily AT District with the Island Overlay  <b>To:</b> "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development  <b>Purpose of Request:</b> To allow for a Planned Unit Development (PUD) with multifamily and single-family dwellings.</p>			
<b>Land Development &amp; Surrounding Land Uses</b>			
	<b>Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Vacant	Mixed Use
<b>North</b>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Medium Density Residential	Mixed Use
<b>South</b>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Vacant and Medium Density Residential	Mixed Use
<b>East</b>	"RS-TH/IO/PUD" Townhouse with a PUD	Medium Density Residential	Mixed Use
<b>West</b>	"RM-AT/IO/PUD" Multifamily AT with a PUD	Vacant	High Density Residential
<p><b>Plat Status:</b> Property is platted  <b>Air Installation Compatibility Use Zone (AICUZ):</b> No  <b>Code Violations:</b> None</p>			
<b>Transportation and Circulation</b>			
	<b>Designation-Urban Street</b>	<b>Section Proposed</b>	<b>Section Existing</b>
<b>Granada Drive</b>	Local/Residential	60' R.O.W.	2 Lanes 40-feet
<b>Leeward Drive</b>	(C1) Minor Collector	100' R.O.W.	2 Lanes with parking 57-feet

**Mobility Plan:** A One-Way Cycle Track is proposed along Leeward Drive.  
**Transit:** The Corpus Christi RTA provides transit services via *Bus Route 65 Padre Island Connection* with a bus stop at Running Light Drive approximately 500 feet from the subject property.

**Utilities**

**Gas:** 2-inch gas service line located along Granada Drive.  
**Stormwater:** Canal fronting lots.  
**Wastewater:** 12-inch VCP line along Granada Drive.  
**Water:** 8-inch ACP along Granada Drive.

**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 Island Area Development Plan.  
**Future Land Use Map:** Mixed Use  
**Water Master Plan, Wastewater Master Plan, Stormwater Master Plan:** Currently, there are no proposed improvements.

**Public Notification**

Number of Notices Mailed	<ul style="list-style-type: none"> <li>• 73 within a 200-foot notification area</li> <li>• 1 outside 200-foot notification area</li> </ul>
In Opposition	<ul style="list-style-type: none"> <li>• 0 inside notification area</li> <li>• 0 inside notification area</li> <li>• 0% in opposition within the 200-foot notification area</li> </ul>

**Public Hearing Schedule**

**Planning Commission Hearing Date:** October 19, 2022  
**City Council 1<sup>st</sup> Reading/Public Hearing Date:** December 6, 2022  
**City Council 2<sup>nd</sup> Reading Date:** December 20, 2022

**Background:** The proposed Planned Unit Development (PUD) is a Phase 2 and will be developed into both multifamily family and single-family dwellings. The concept for The Portside Subdivision is for a high-density single-family and multi-family housing groups development. The development will consist of 3 Single Family lots; 16 Residential cottage style homes, with a 1,400 square footage building maximum size; and 3 multi-family lots consisting of 20 condominium units with a shared common area. The single family lots will be developed with their own respective driveways. The Cottage style homes will be residential lots fronting a common area and all units sharing a common parking lot. The condominiums will be multifamily dwellings facing a common area and all units will share a common parking lot. The cottage and multi-

family lots will have frontage onto a common area lot to be used for pedestrian access, utilities, and amenities. The maximum density of the development will not exceed 20 units per acre. Additional information may be found in the PUD documents.

<b>Minimum Dimensions</b>	<b>“RM-AT” District Standards</b>	<b>“RS-TH” District Standards</b>	<b>Proposed PUD</b>	<b>Deviation</b>
Lot Area	5,000 sf.	1,600 sf.	925 sf.	<b><u>Yes</u></b>
Minimum Lot Width	50 ft.	16 ft.	16 ft.	No
Street Yard	20 ft.	10 ft.	10 ft. (perimeter) 2 ft. (common area)	<b><u>Yes</u></b>
Street Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	4 ft.	<b><u>Yes</u></b>
Rear Yard	5 ft.	5 ft.	5 ft.	No
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)	1.5/ unit(1 bedroom) 0.5/unit (Cottage) 2/ unit (2 bedroom) 1/5 units (guests)	<b><u>Yes</u></b>
Sidewalk	A one-way cycle track will be required along Leeward Drive.			

**Comprehensive Plan Consistency:**

**Plan CC and Area Development Plan:** The proposed rezoning consistent with following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning and Urban Design Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- 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 designation of “Mixed Use” in the Future Land Use Plan expresses the City’s desire to mix residential and non-residential uses. (Policy Statement B.10).

**Future Land Use Map:** The proposed rezoning is consistent with the Future Land Use Map.

- Mixed Use.

**Staff Analysis:** “While the comprehensive plan is consulted when making decisions about rezonings. . . 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 of the rezoning request and conducted research into the properties 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 comprehensive plan. As a result of the above analysis staff notes the following:

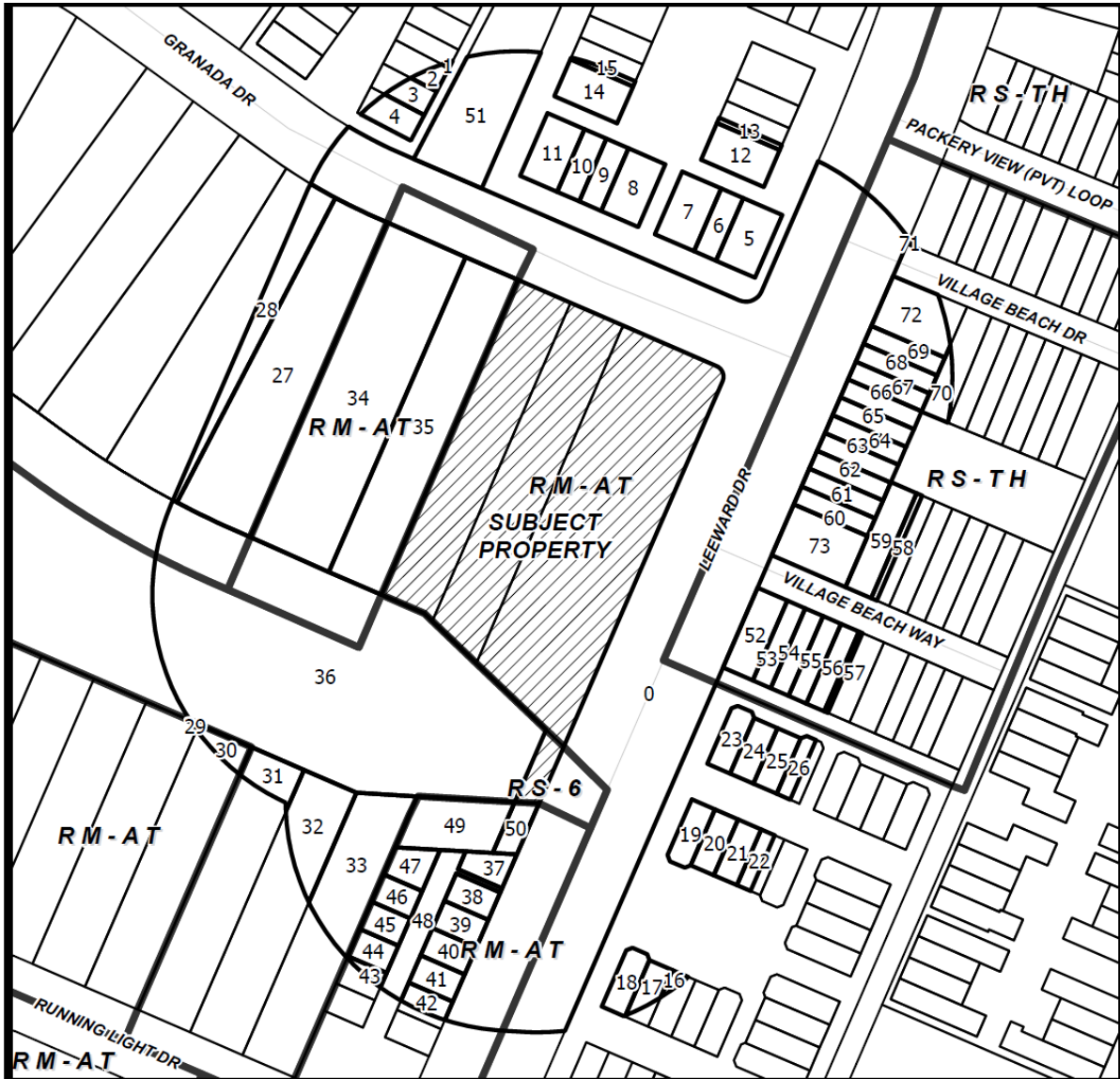
- The proposed rezoning is consistent with the Future Land Use Map. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- Surrounding properties have been rezoned over the past decades indicating a pattern towards high density residential townhouse and condominium development. The zoning pattern is in line with a Plan CC policy statement of creating urban villages and accommodating continuous growth.
- The proposed PUD will allow Daily, Weekly, and Monthly rentals. The current “RM-AT/IO” Multifamily AT District with the Island Overlay allows this use today.
- 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. Additionally, PUDs are encouraged in the Mustang/Padre Island ADP.
- As part of the rezoning process, all PUDs are reviewed by the Technical Review Committee (TRC). No significant concerns were raised by members of the TRC.

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.

**Planning Commission and Staff Recommendation (October 19, 2022):** Approval of the change of zoning from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development with the following conditions:





- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Portside Phase 2 and 3 Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
- 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.

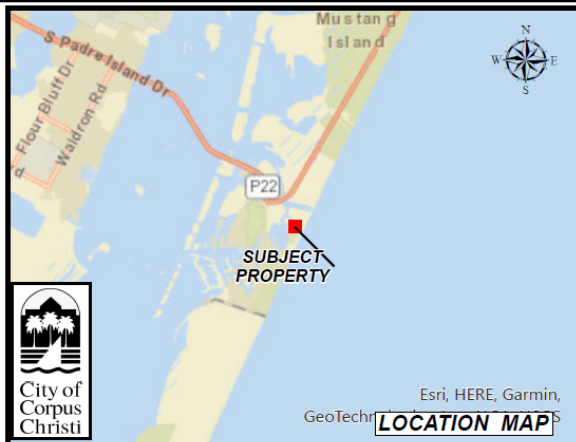
**ATTACHMENT A: EXISTING ZONING AND NOTICE AREA**



**CASE: 1022-02**  
**Zoning and 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 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CJ 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 within 200' listed on attached ownership table
-  Owners in opposition



Esri, HERE, Garmin,  
GeoTechn **LOCATION MAP**

**THE PORTSIDE SUBDIVISION  
PLANNED UNIT DEVELOPMENT (PUD)  
PHASE 2 AND 3**

**PADRE ISLAND, CORPUS CHRISTI, TEXAS**

**Owner:  
Mc J's & Associates, LLC  
Corpus Christi, Texas**

**Submitted by:**



**York Engineering, Inc.**  
9708 S. Padre Island Dr. Suite A-200  
Corpus Christi, Texas 78418

**Engineer: Michael C. York, P.E.**

This document is released under the  
authority of Michael C. York, P.E. 124936  
for interim review purposes and shall not be used for  
construction, bidding, or building permit purposes.

**SEPTEMBER 2022**

## **DEVELOPMENT DESCRIPTION**

Mc J's & Associates, LLC proposes to develop the Portside Subdivision Planned Unit Development (PUD) on a vacant waterfront 1.51-acre tract of land located at the intersection of Leeward Drive and Granada Drive. The proposed development will consist of 3 single-family lots; 16 residential cottage style lots, with 1,400 square foot building max; and 3 multi-family lots consisting of 20 condominiums units with common area lots. The 3 single family lots will have their own driveway and parking. The rest of the development will have a shared parking lot. The 1.51-acre tract of land is currently described as Padre Island, Section E, Block 4, Lot 3,4, and 5.

The property is currently vacant waterfront property and measures 189-feet wide and approximately 402-feet long. The current zoning is RM-AT with an Island Overlay and the requested zoning is RM-AT PUD with an Island Overlay. The 1972 Protective Covenant and Landowners Agreement by the Padre Island Investment Corporation required multi-family or hotel development for this area.

The concept for The Portside Subdivision is for a high-density single-family and multi-family housing groups development. The development will consist of 3 Single Family lots; 16 Residential cottage style homes, with 1,400 S.F. building max; and 3 multi-family lots consisting of 20 condominium units with a shared common area. The single family lots will be developed with their own respective driveways. The Cottage style homes will be residential lots fronting a common area and all units sharing a common parking lot. The condominiums will be multifamily dwellings facing a common area and all units will share a common parking lot. The cottage and multi-family lots will have frontage onto a common area lot to be used for pedestrian access, utilities, and amenities. The maximum density of the development will not exceed 20 units per acre.

## **ADJOINING LAND USE AND ZONING**

The property to the North, across Granada Drive, is currently developed as residential townhomes and is zoned RM-AT with Island Overlay. The property to the South, across the canal, is a recently approved PUD with base zoning of RM-AT with Island Overlay. The property to the West, is a recently approved PUD with base zoning of RM-AT with Island Overlay. The property to the East, across Leeward Drive, is an existing condo/town home development zoned RM-AT with an Island Overlay. See Exhibit 1, Development Maps Exhibit.

## **VICINITY AND LOCATION**

The subject property is located on Padre Island at the intersection of Leeward Drive and Granada Drive. The property has waterfront access to a canal on Lake Padre. See Exhibit 1, Development Maps Exhibit.

## **SITE PLAN & LOT LAYOUT**

An Master Site Plan Exhibit is provided (see Exhibit 2) and provides a lot layout, conceptual unit arrangement, a shared parking lot, and pedestrian common area. Lots 3-5 are single family residential lots. Lot 1 is a commercial lot. Lot 6 is a common area lot which includes the shared parking lot and the shared pedestrian access and amenity area. Lot 11 is a common lot to be used for amenities. There is a View Corridor with height restrictions between the buildable footprint of Lot 2

and the bulkhead aimed at maintaining the waterfront view for the residential unit. There is a 4-foot-wide strip of common area between residential lots 3 and multifamily lot 2 to be used for pedestrian access and fire protection. A pedestrian gate will be placed at this location which will be equipped for access by emergency officials as required.

The project will have two phases of development. Phase 2 of the Portside PUD will consist of the 3 single family units (Lots 3-5), a multi-family lot consisting of condominiums units with common area (Lot 2) , as well as 4 of the proposed 16 residential cottage style homes (Lots 7-10). Additionally, all of Lot 6 shared common parking lot and driveways will be completed during this phase. Phase 3 of the Portside PUD will consist of the remaining 12 residential cottage style homes (Lots 12-17 and Lots 20-25), the remaining 2 multifamily condominium units (Lots 18 and 19) as well as the shared common area (Lot 11).

### **PARKING AND OPEN SPACE**

A tabular summary of parking requirements and open space calculations is included on the Master Site Plan, Exhibit 2. The parking requirements follow the Cottage Guidelines outlined in UDC 4.7.16.B. Guest parking will be available via the public parking allowed on Leeward Drive. Golf cart parking spaces will be provided in addition to vehicular spaces required. Landscaping and/or screening walls will be constructed to screen the parking lot from the adjacent public streets.

### **WARRANTY DEED & OWNER INFO**

The Special Warranty Deed for Padre Island, Section E, Block 4, Lot 5 is attached for reference. The Certificate of Formation for the owning Entity is attached for reference.

### **MISCELLANEOUS**

Mc J's & Associates, LLC understands Unified Development Code (UDC) Paragraph 4.2.8.C related to the distance of multi-family or non-residential structures from single-family areas and offers no objections to structures proposed on the adjacent tract that may be constructed in the future to no closer than 5-feet instead of the 1:2 distance ratio required in the UDC.

This development will allow short term rentals.

### **DEVELOPMENT DEVIATIONS**

Deviations from the proposed RM-AT zoning requirements are as follows:

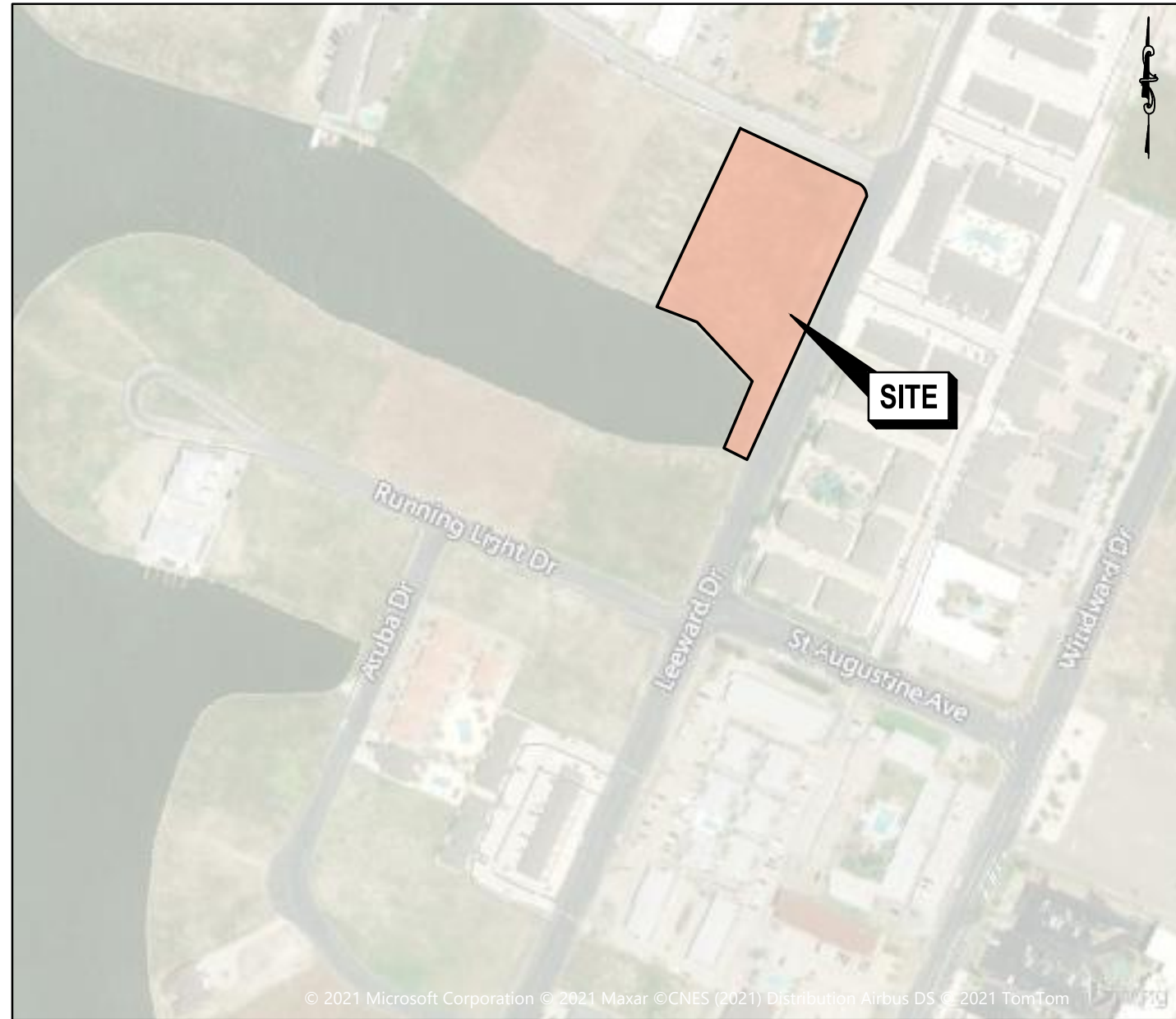
1. The Yard Requirement along Leeward Drive and Granada Drive is reduced to 10-feet.
2. Building setbacks will be 5-feet minimum at the rear, 4-feet minimum on the sides, and 2-feet minimum at the front adjacent to the common area lot.
3. The minimum lot area is reduced to 925 square feet.



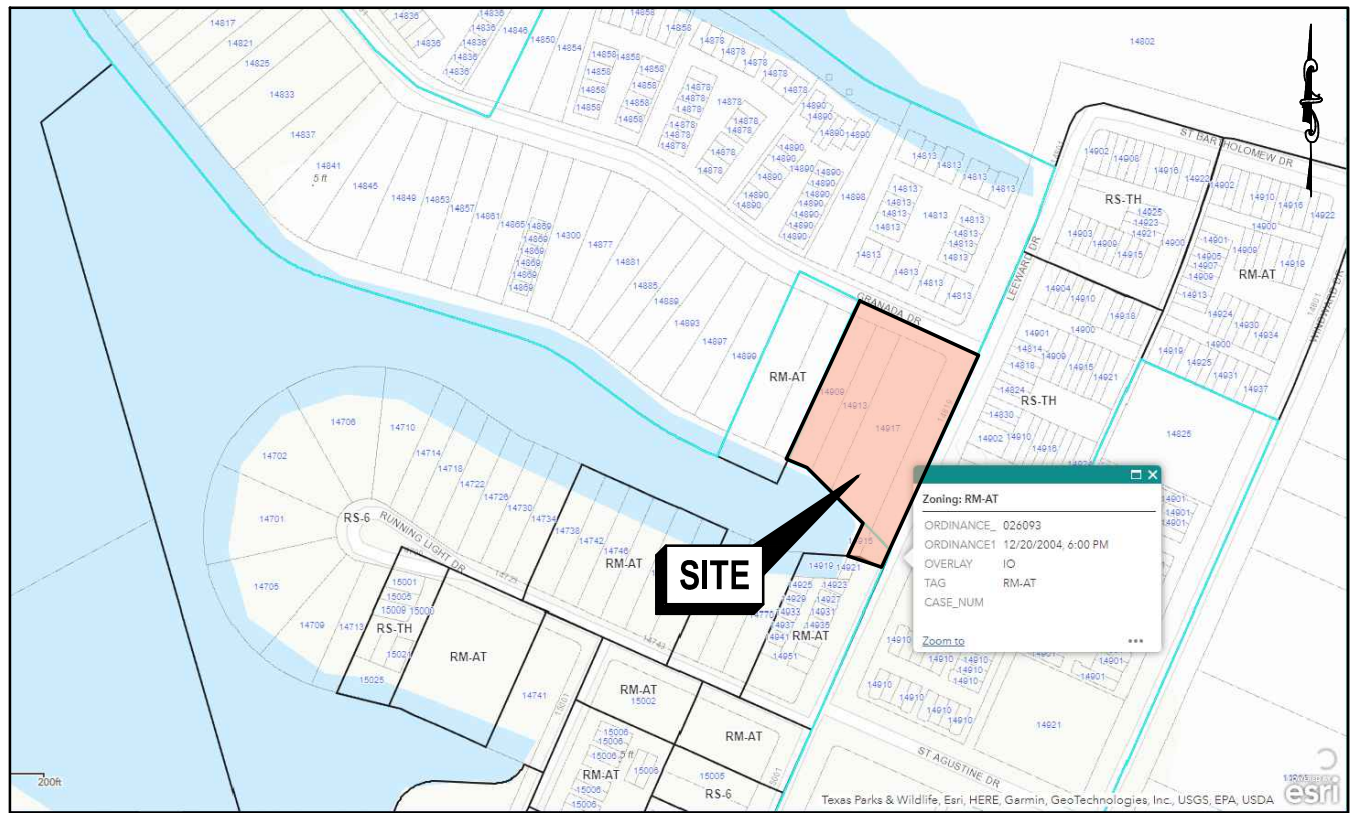
**PLANNED UNIT DEVELOPMENT (PUD)  
EXHIBITS**



**VICINITY MAP**  
SCALE: 1" = 3,000'



**LOCATION MAP**  
SCALE: 1" = 250'



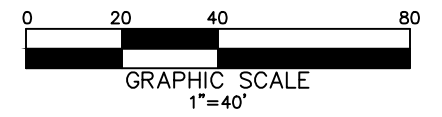
**CURRENT ZONING MAP**  
N.T.S.

Zoning Quick Reference Guide										
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	Side/Rear			
4.4.3	RS-TH	Townhouse			Section 4.4.3.A					
4.4.3	RS-TF	Two-Family	6,000	50	20	10	5	5	40%	45
4.4.3	RM-1	Multifamily 1	6,000	50	20	15	5	10	35%	45
		1-2 Families 3+ Families								
4.4.3	RM-2	Multifamily 2	6,000	50	20	15	5	10	30%	60
		1-2 Families 3+ Families								
4.4.3	RM-3	Multifamily 3	6,000	50	20	15	5	10	30%	60
		1-2 Families 3+ Families								
4.4.3	RM-AT	Multifamily AT	5,000	85	20	10	5	5	25%	Sec. 4.2.8.C
		PI/MI/NB 1-2 Families								
		1-2 Families 3+ Families								

**STANDARDS FOR PROPOSED BASE ZONING DISTRICT**  
N.T.S.

**THE PORTSIDE P.U.D.  
PHASE 2 AND 3  
DEVELOPMENT MAPS  
EXHIBIT 1  
7/20/2021**



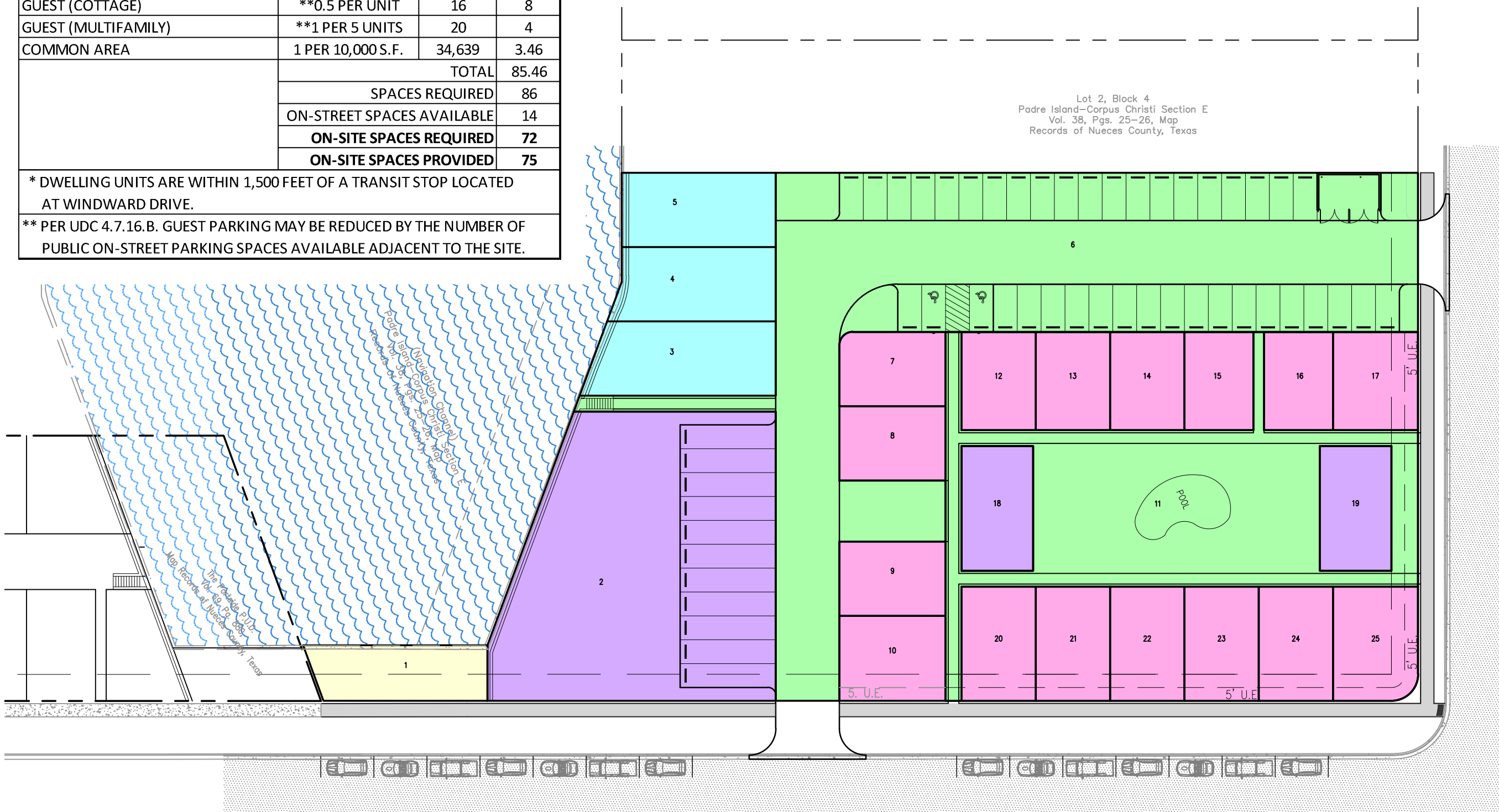


PARKING TABULATION (PER UDC 4.7.16.B & 7.2.2.B GUIDELINES)			
TYPE	UDC REQUIREMENT	QUANTITY	SPACES
*DWELLING 1,000-1,400 S.F.	1.5 PER UNIT	16	24
*DWELLING GREATER THAN 1,400 S.F.	2 PER UNIT	3	6
MULTIFAMILY DWELLING (CONDOS)	2 PER UNIT	20	40
GUEST (COTTAGE)	**0.5 PER UNIT	16	8
GUEST (MULTIFAMILY)	**1 PER 5 UNITS	20	4
COMMON AREA	1 PER 10,000 S.F.	34,639	3.46
	TOTAL		85.46
	SPACES REQUIRED		86
	ON-STREET SPACES AVAILABLE		14
	<b>ON-SITE SPACES REQUIRED</b>		<b>72</b>
	<b>ON-SITE SPACES PROVIDED</b>		<b>75</b>

\* DWELLING UNITS ARE WITHIN 1,500 FEET OF A TRANSIT STOP LOCATED AT WINDWARD DRIVE.

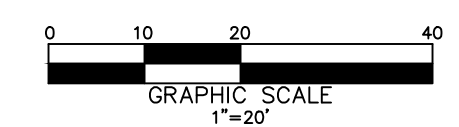
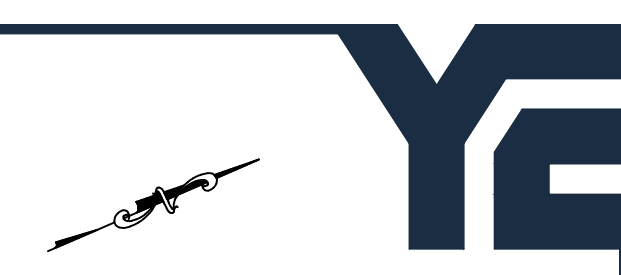
\*\* PER UDC 4.7.16.B. GUEST PARKING MAY BE REDUCED BY THE NUMBER OF PUBLIC ON-STREET PARKING SPACES AVAILABLE ADJACENT TO THE SITE.

LEGEND	
	RESIDENTIAL SINGLE FAMILY
	RESIDENTIAL SINGLE FAMILY COTTAGE 1,400 S.F. MAX
	RESIDENTIAL MULTI-FAMILY
	COMMON AREA
	COMMERCIAL AREA

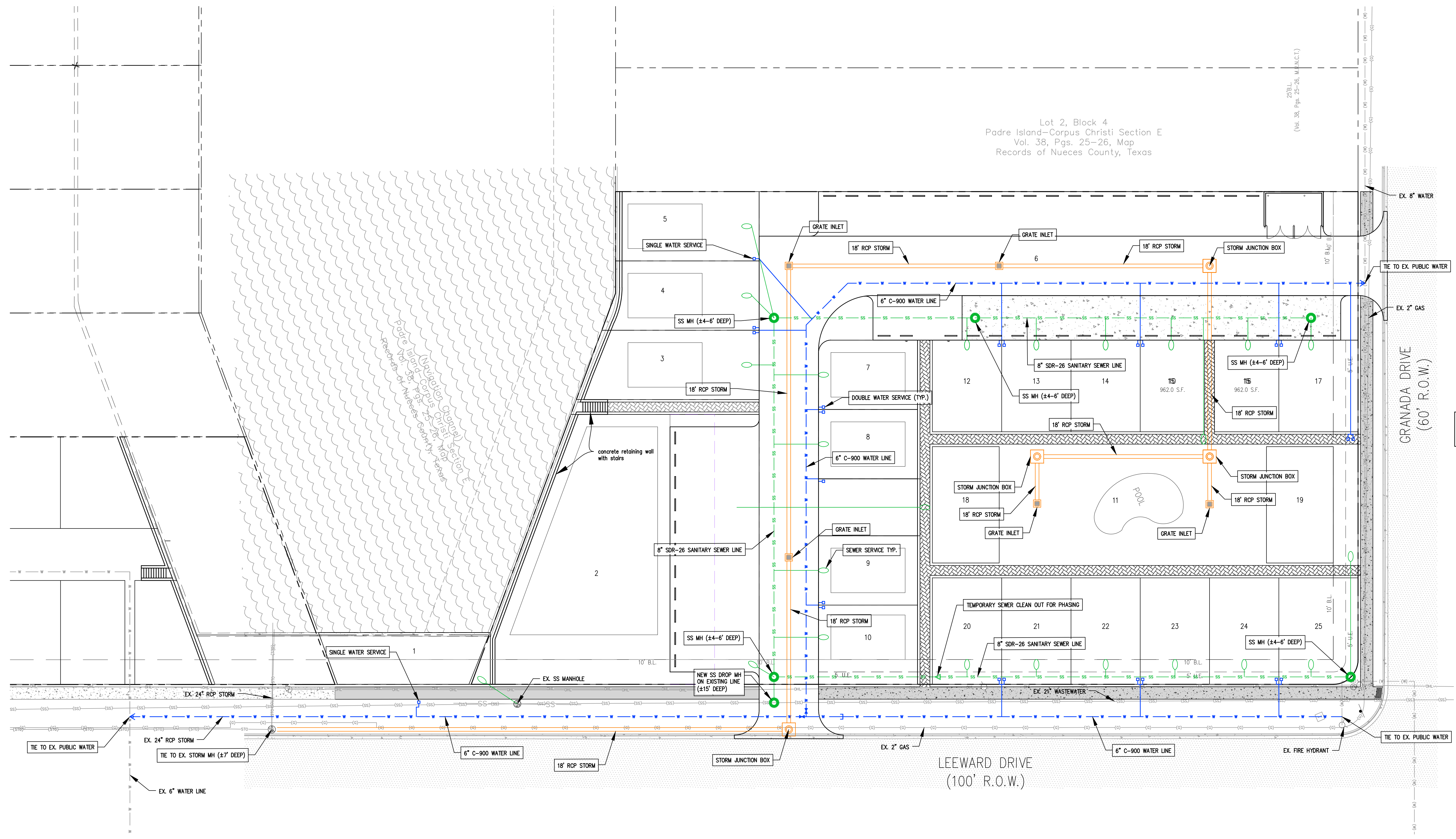


**THE PORTSIDE P.U.D.**  
**PHASE 2 & 3**  
**MASTER SITE PLAN**  
**EXHIBIT**  
 9/12/2022





Lot 2, Block 4  
Padre Island-Corpus Christi Section E  
Vol. 38, Pgs. 25-26, Map  
Records of Nueces County, Texas



**LEGEND**

EX	EXISTING	SS	SANITARY SEWER (WASTEWATER)
SS	MANHOLE		
PVC	POLYVINYL CHLORIDE PIPE		
ACP	ASBESTOS CONCRETE PIPE		
DI	DUCTILE IRON		
TC	TOP OF CURB		
J.B.	JUNCTION BOX		
HDWL	STORM HEADWALL		
(W)	EX. WATER LINE		
(SS)	EX. SANITARY SEWER LINE (WASTEWATER)		
(STO)	EXISTING WASTEWATER FORCE MAIN		
(TM)	EXISTING STORM DRAINAGE LINE		
(G)	EXISTING GAS LINE		
(SD)	STORM DRAINAGE LINE		
(SS)	SANITARY SEWER LINE		
(SS)	SANITARY SEWER CLEAN OUT		
(W)	WATER LINE		
(F)	FIRE HYDRANT		
(W)	WATER GATE VALVE		
(W)	DOUBLE WATER SERVICE		
(W)	DOUBLE WASTEWATER SERVICE		
(G)	GRATE INLET		
(C)	EX. CURB INLET		
(S)	EX. SANITARY SEWER MANHOLE		
(S)	SANITARY SEWER MANHOLE		
(A)	WATER LINE ADJUSTMENT (PER CITY DETAILS)		

NOTE: WATER LINE ADJUSTMENTS SHALL HAVE RESTRAINED JOINTS FOR THE FULL LENGTH OF THE ADJUSTMENT AND EXTENDING 31 LF BEYOND EACH SIDE.

NOTE: CONTRACTOR TO VERIFY SIZE, LOCATION, DEPTH, AND MATERIAL OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

NOTE: ALL CLEAN OUTS AND VALVES SHALL HAVE CAST IRON COVERS WHERE LOCATED IN PAVEMENT OR SIDEWALK

UTILITY EXHIBIT  
FOR  
THE PORTSIDE  
PUD PHASE 2 & 3

09/07/2022  
NOT FOR CONSTRUCTION.  
FOR PLANNING PURPOSES ONLY.