

ZONING REPORT

Case # ZN8741

APPLICANT & SUBJECT PROPERTY

District: 4

Owner: Creamean Troy Louis Living Trust

Applicant: Marina Luxe at Granada LLC

Address: 14861-5 Granada Drive, located along the south side of Granada Drive, west of Leeward Drive, generally south of the Packery Channel, and east of Park Road 22 (South Padre Island Drive).

Legal Description: Lots 10 and 11, Block 1, Padre Island Section D.

Plat Status: The subject property consists of two platted parcel per MRNCT (Map Records of Nueces County, Texas) Volume 35, Page 24-5.

Acreage of Subject Property: 0.68 acres

Pre-Submission Meeting: April 11, 2025

Code Violations: None.

ZONING REQUEST

From: "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay

To: "RM-AT/IO/PUD" Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay

Purpose of Request: To allow a townhome community.

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), which was adopted in 2016.

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Padre-Mustang Island Area Development Plan (Adopted on June 29, 2021).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT/IO" Multifamily Apartment Tourist with the Island Overlay	Vacant	High-Density Residential
North			
South	"RS-6/IO" Single-Family 6 with the Island Overlay	Waterway, Vacant	
East	"RM-AT/IO" Multifamily Apartment Tourist with the Island Overlay	Medium-Density Residential	
West		Vacant	

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Granada Drive	Service Area 20	Local Residential	-	-	1	1	None reported	No improvements were proposed
Bicycle Mobility Plan								
The subject property is approximately 900 feet away from a proposed One-Way Cycle track (on both sides of the right-of-way) along Leeward Drive, which is east of the parcels to be rezoned.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route(65) Padre Island Connection near Running Light Drive and Leeward Drive, and Saint Augustine and Windward Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				October 15, 2025				
Tentative City Council 1 st Reading				December 9, 2025				
Tentative City Council 2 nd Reading				December 16, 2025				
33	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			2	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property consists of a 0.68-acre undeveloped parcel in the Padre/Mustang Island Area, generally, south of the Packery Channel and east of South Padre Island Drive, within the Padre Island Section D subdivision. The subject property is zoned “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay, which allows townhomes by right, however the developer is seeking relief from the Unified Development Code due to development constraints.

The properties surrounding these parcels are zoned “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay, are all vacant, except for the property to east, which has a current land use of Medium-Density Residential.

The applicant is requesting a change of zoning district to accommodate a waterfront townhome community. This community will consist of three buildings, two of which will contain 4 units, while the other will accommodate 3 units, totaling 11 townhomes. Shared waterfront amenities including boat slips, a community deck, a pool, and a sports court will be part of the development. Refer to the land use breakdown below.

Planned Unit Development Land Use Breakdown				
Item	Land Use	Lot Area (SQF)	PUD Percentage	Number of Lots
1	Common Area—Transportation, Utilities, Amenities	12,311	52%	1
2	(Townhomes)	14,309	48%	11

The “RM-AT” Multifamily District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels. The table below shows the Unified Development Code’s development standards, with the deviations to be accorded by the Planned Unit Development if approved. The deviations are primarily the minimum lot area, minimum lot width, and minimum open space. Defer to the table below. Additional standards apply per the attached Planned Unit Development document.

Planned Unit Development Standards		
	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	<u>1,263</u>
Min. Lot Width (Ft)	26	<u>20</u>
Min. Street Yard (Ft)	10	13
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	0	0
Min. Side Yard – Total (Ft)	0	0
Min. Rear Yard	5	10
Min. Building Separation	10	30
Min. Open Space	30%	<u>10%</u> ^{1, 2, 3}
Maximum Height (F)	45	49.2 ⁴ (54.1) ⁵
<p>Note: Items that are bold and underlined indicate a deviation.</p> <p>¹In addition to planned courtyard-styled common area, the PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, and natural elements.</p> <p>²Waterfront area is designated as open space and common uses. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck.</p> <p>³The development is designed to be walkable and the common areas are intended for residents and guests only.</p> <p>⁴Top of guardrail of rooftop deck.</p> <p>⁵Top of penthouse mean roof height.</p>		

Located in the Padre/Mustang Island area, this property also has the –IO Island overlay. The –IO, Island overlay is to promote quality development on Padre Island. It is designed to create a distinctive quality of life of the area by promoting building design characteristic of a resort area.

These special regulations are in place to preserve the character of the area and economic importance to the City.

The Planned Unit Development overlay, if approved, encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses, and is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when 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.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals, and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - 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.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is broadly consistent with the Padre/Mustang Island ADP and is consistent with the Future Land Use Map designation of high-density residential.

Staff Analysis:

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 proposed rezoning is consistent with the Future Land Use Map designation of high-density residential and is also consistent with the City of Corpus Christi Comprehensive Plan.
- The amendment to be applied, if approved, is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - As early as the 2000s, surrounding property owners have customarily rezoned their land from the "RS-6" Single-Family 6 District with an Island Overlay to the "RM-AT/IO" Multi-Family Apartment Tourist District with an Island overlay or "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with an Island and Planned Unit Development overlay.
 - Surrounding properties have a pattern towards high-density residential developments, particularly townhomes, with the Planned Development Unit overlay for flexibility in arrangement within such narrow lots.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

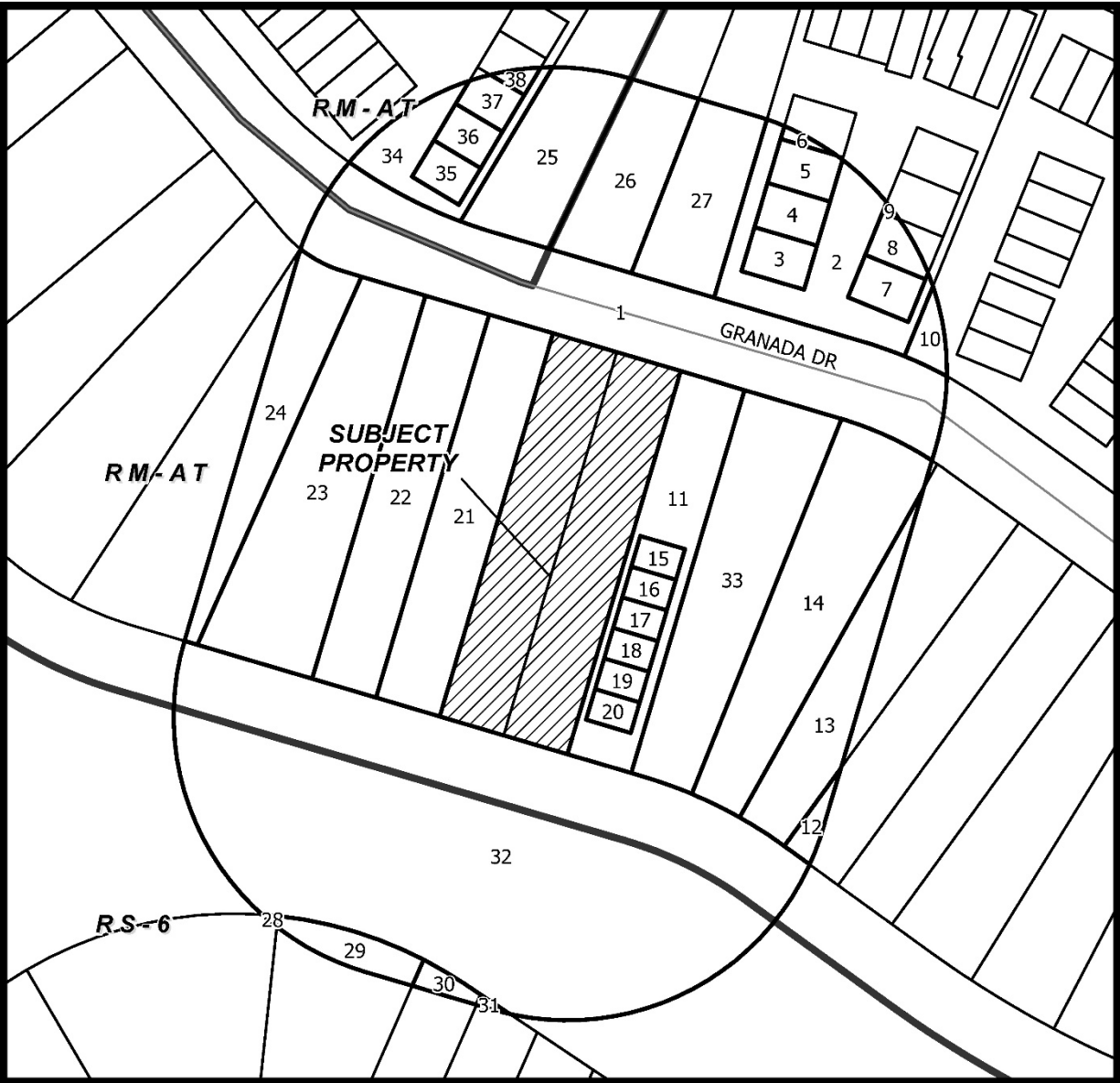
Planning Commission and Staff Recommendation (October 15, 2025):

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, Planning Commission and Staff recommend approval of the change of zoning from the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay.

Attachments:

- (A) Existing Zoning and Notice Area Map
- (B) Planned Unit Development Document

(A) Existing Zoning and Notice Area Map



CASE: ZN8741 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
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 within 200' listed on attached ownership table
 Owners in opposition



(B) Planned Unit Development Document

MARINA LUXE AT GRANADA

proposed planned unit development (PUD)



Padre Island, Corpus Christi, Texas

OWNER

THE TROY LOUIS CREAMEAN LIVING TRUST, TROY CREAMEAN, D.O., TRUSTEE

SUBMITTED BY

CROSSROADS BUILDER LLC, JOSEPH SANTARELLI, OWNER
DEEP ROOTS, LLC - MIKE WHITSON, OWNER/DESIGNER

LAND ENGINEERING BY

BRISTER SURVEYING INC.

PROJECT DESCRIPTION & PURPOSE

The proposed Marina Luxe at Granda consists of a townhouse development of 0.69 acres, being all of Lots 10 and 11, Padre Island Sec D, Blk 1 (Nueces Co. Property IDs: 279188, 279189). The development is a planned townhouse community that will consist of fee simple lots. The property currently is currently vacant land and is zoned Multifamily Apartment Tourist (RM-AT). The City of Corpus Christi Future Land Use Plan designates the area as high density residential. The proposed zoning is RM-AT-IO/PUD. The proposed density will be 17 units per acre.

As concept rendering on cover show, the proposed groups units into **three** buildings - one along waterfront boundary with four units, and **two 4-unit** building along west side of combined 279188/279189 parcel. Exterior designs are yet final, but intended design is to be contemporary coastal with a blending of sleek, modern architectural elements with relaxed, nautical-inspired aesthetics and use of natural materials. The community is being thoughtfully designed to preserve and enhance the aesthetic integrity of the Padre Isle neighborhood, ensuring seamless integration with its coastal surroundings. Architectural features, such as integrated screening for trash bins, maintain a clean and visually appealing streetscape that aligns with the community's contemporary coastal charm. To further safeguard the neighborhood's aesthetics and curb appeal, the development will establish deed restrictions and Homeowners Association (HOA) rules, enforcing standards for property maintenance, landscaping, and exterior modifications. These measures demonstrate our commitment to upholding the visual and cultural value of Padre Isle, contributing positively to the city's coastal identity and meeting the expectations of Corpus Christi's administrators and elected officials. Mr. Creamean, the owner and developer of this community is an intended full-time resident of the community and so is fully vested in its longterm care.

The purpose of this Planned Unit Development is to create an innovative waterfront townhome community that combines residential living with shared recreational amenities on a compact waterfront site. The development seeks to attract residents with shared interests in waterfront recreation and upscale coastal living by providing direct water access, outdoor living features, and a distinct community identity. This PUD is necessary to accommodate the unique design features of the project, including:

- 4-story townhome structures with rooftop terraces and vegetative elements
- Shared waterfront amenities including boat slips and community deck
- Gated community design with ornamental fencing for aesthetic enhancement
- Shared spaces with pedestrian flow
- Private lawns and optional swimming pool-spa for individual units
- Innovative site layout that maximizes a constrained 100' × 300' lot

The proposed development cannot be accomplished through conventional zoning because it requires flexibility in:

- Building height to accommodate 4-story townhomes with rooftop features
- Setbacks to maximize use of the 100' width
- Density to create a viable community within the limited dimensions
- Shared amenity configuration along the waterfront

COMPATIBILITY WITH PUD EVALUATION CRITERIA

(3.5.4.A.1) The proposed development achieves harmony with the surrounding area through:

- Strategic placement of 4-story townhomes along the western boundary of the property
- Vegetative roof elements that soften rooflines and create visual interest
- Ornamental fencing that enhances aesthetic appeal while screening functional elements
- Architectural design that complements the coastal character of North Padre Island

(3.5.4.A.2) This development aligns with the Corpus Christi Comprehensive Plan by:

- Intensifying residential density in an appropriate waterfront location
- Maximizing land use efficiency through vertical development
- Creating distinctive housing options for residents seeking waterfront access
- Enhancing the overall character and appeal of North Padre Island

(3.5.4.A.3) The project contributes to a balanced community by:

- Providing a unique housing type that fills a market niche for waterfront recreation enthusiasts
- Creating shared amenities that foster community interaction
- Establishing a distinctive residential enclave that adds diversity to housing options
- Balancing private living spaces with community recreational areas

(3.5.4.A.4) The development demonstrates orderly land use arrangement through:

- Linear organization of townhomes that maximizes the 100-foot width
- Clear delineation between private residential areas and shared amenities
- Logical circulation pattern that separates vehicular and pedestrian movement
- Purposeful positioning of buildings to optimize site dimensions and waterfront access

(3.5.4.A.5) Our transportation system includes:

- Efficiently designed internal roadway with appropriate turning radii
- Dedicated pedestrian walkways connecting residences to amenities
- Clear separation of vehicular and pedestrian circulation
- Direct pathway access to waterfront features

(3.5.4.A.6) The project will be implemented in the following phases:

- Phase I: Site preparation, infrastructure, and waterfront improvements
- Phase II: Construction of townhome buildings and community amenities

- Phase III: Final landscaping and site finishing

This phasing, over a construction timeline of approximately 18 months can be accommodated by existing and planned public utilities and infrastructure.

COMPATIBILITY WITH SITE CRITERIA

(3.5.4.B.1) The development ensures adequate public improvements through:

- Presentation of Utility Plan to support estimated usages of:
 - Water: 4,200 gpd @ 100 gpd per capita of 3.5 persons/unit (per capital factor via "Corpus Christi Utility Master Plan")
 - Wastewater: 3,360 gpd (350 gpd/unit water usage * 0.80) (factor via CCW's Winter Quarter Averaging, "WQA, December-March")
- Appropriate utility connections sized for the development intensity
- Stormwater management features designed for the site conditions
- Enhanced pedestrian facilities along site frontages
- Connection to existing public infrastructure with any necessary upgrades

(3.5.4.B.2) The development minimizes off-site impacts through:

- Traffic management measures at the gated entrance
- Lighting design that prevents light spillover to adjacent properties
- Strategic positioning along the western boundary to create separation from eastern neighbor
- Screening of functional elements to maintain neighborhood aesthetics

(3.5.4.B.3) The development provides recreational facilities including:

- Shared boat slips for resident water access
- Community waterfront deck for gathering and enjoyment
- Rooftop terraces that extend outdoor living spaces
- Optional swimming pool-spa configurations for individual units

(3.5.4.B.4) The site and building layout maximizes the natural and built environment by:

- Orienting buildings to capture waterfront views
- Incorporating vegetative elements to soften building mass
- Utilizing vertical design to maximize limited horizontal space
- Creating a clear community identity through cohesive design elements

DEVELOPMENT LOCATION MAP



Source: Nueces County Appraisal District (May 11, 2025)

ADJACENT LAND USE AND ZONING

The following indicates adjacent, and surrounding, land use zoning as of the submission of this application.



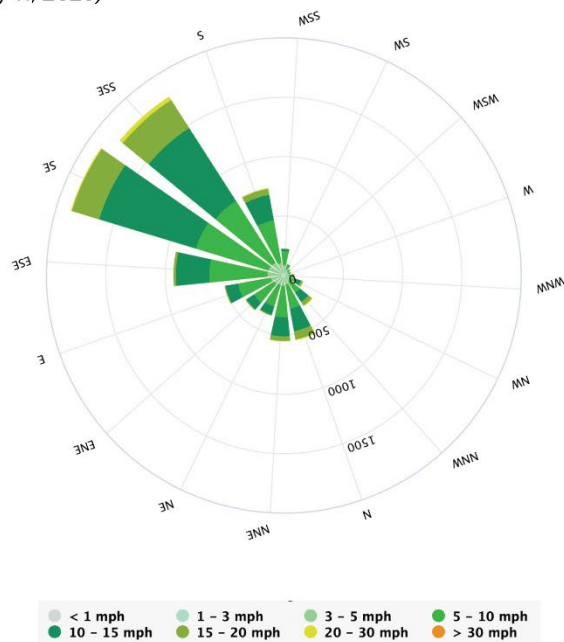
Direction	Current Land Use	Zoning
North of Property	Vacant	RM-AT IO
South of Property	Waterway	RM-AT IO
East of Property	Medium Density Residential	RM-AT IO
West of Property	Vacant	RM-AT IO

200' Surrounding



Source: Nueces County Appraisal District (May 11, 2025)

Prevailing Winds

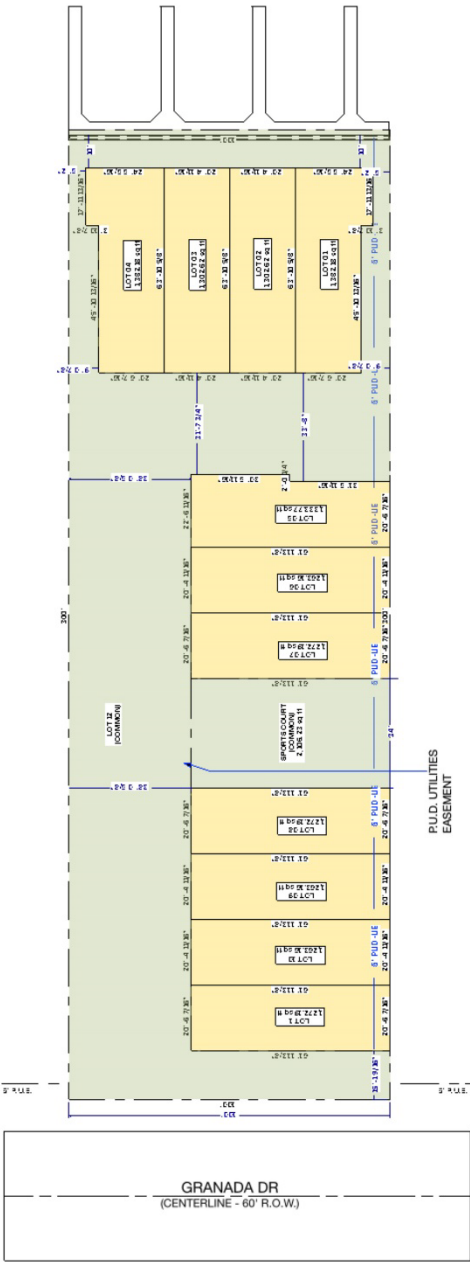


MARINA LUXE AT GRANADA, PUD PROPOSAL - VER 1.4.1



PROPOSED LOT LAYOUT

The following depicts proposed layout of lots for the development AND open space analysis:



	Total (sq)	Total (acre)	% of Total
Free Simple Lots	14,309	0.33	47.7%
Common Lot(s)	15,693	0.36	52.3%
Total PUD Area	30,000	0.69	100.00%
Open Area, Drive/Walkway (Impermeable)	11,529		38.4%
Open Area, Sports Court (Impermeable)	1,355		4.5%
Open Area, Planting Lawn (Permeable)	1,355		4.5%

SITUS: 14857 / 14857 GRANADA DR
CORPUS CHRISTI, TX 78416
PARCELS: 279188, 279189 NUECES COUNTY TX
LEGAL(S): PADRE ISLAND SEC D LT 10 BLK 1
PADRE ISLAND SEC D LT 11 BLK 1
LAND AREA: 0.68 ACRE (107 x 100)
UNITS: 11 TOTAL (4 WATERFRONT)
FOOTPRINT: WATERFRONT (4) - 80' x 18' W X 42' x 13'16\" D
STREET FRONT (4) - 80' x 18' W X 42' x 13'16\" D
MID BUILDING (3) - 80' x 14' W X 42' x 13'16\" D
H.O.A.: PADRE ISLES
(\"PPOR\": PADRESLESPOA.NET)

- 1 Planned sports court provides for community activities and gathering. Surface provided for emergency apparatus turnaround.
- 2 Planting areas.

DEVIATIONS - DEVELOPMENT (UDC Section 4)

		REQUIREMENTS	
DESCRIPTION		RM-AT -IO (Townhouse) (UDC TABLE 4.4.3.A.	PROPOSED PUD
Max. Density (units/acre)		18	17
Min. Lot Area (sf)		2,600	1,263
Min. Lot Width at Front Yard (ft)		26	20
Min. Yard Requirements (Min. in Feet)	Street	10	13
	Side	0	0
	Rear (water)	5	10
	Min. Yard (sf)	100	200
Min. Open Space		30%	10% ^{1, 2, 3}
Min. Building Separation (ft)		10	30
Resident Parking		2 per Unit = 24	2 per Unit = 24
Shared / Guest Parking		1,600 SF	0 SF (OFF STREET ONLY)
Max. Height (ft)		45	49.2 ⁴ (54.1 ⁵)

¹ In addition to planned courtyard-styled common area, PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, natural elements.. ² Waterfront area is designated as open space and common use. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck.

³ The development is designed to be walkable and the common areas are intended for residents and guests only. ⁴ Top of guardrail of rooftop deck. ⁵ Top of penthouse mean roof height.

DEVIATIONS - R.O.W. (UDC Section 8)

		REQUIREMENTS / ALLOWANCES	
DESCRIPTION		Table 8.2.1.B Local Street Standards	PROPOSED PUD
R.O.W.		50	33
Street Section Width (ft)		28	26
Street Length-Hammerhead (ft)		500 max.	227.5
Sidewalks Required		4' width, both sides	5' wide, single side
Parking Sides Allowed		Two	One

	REQUIREMENTS / ALLOWANCES	
DESCRIPTION	Table 8.2.1.B Local Street Standards	PROPOSED PUD
External Access Point(s) Required (12 units)	One	One
Parking - Open Space (off-street parking only)	1 per 10,000 sf = 1	0 per 10,000 sf = 0

P.U.D. DEVELOPMENT GUIDELINES

The following tables indicate the proposed P.U.D. Development Guidelines for each lot type within the development. Designated Home Owner Association (HOA) management will enforce guidelines to ensure compliance with the established rules of the P.U.D. and Municipal Zoning and Development code.

Development Lots	Description	Block Number	Lot Numbers
	Residential Lots	1	1-11
	Common Area and Access Easement Lot	1	12

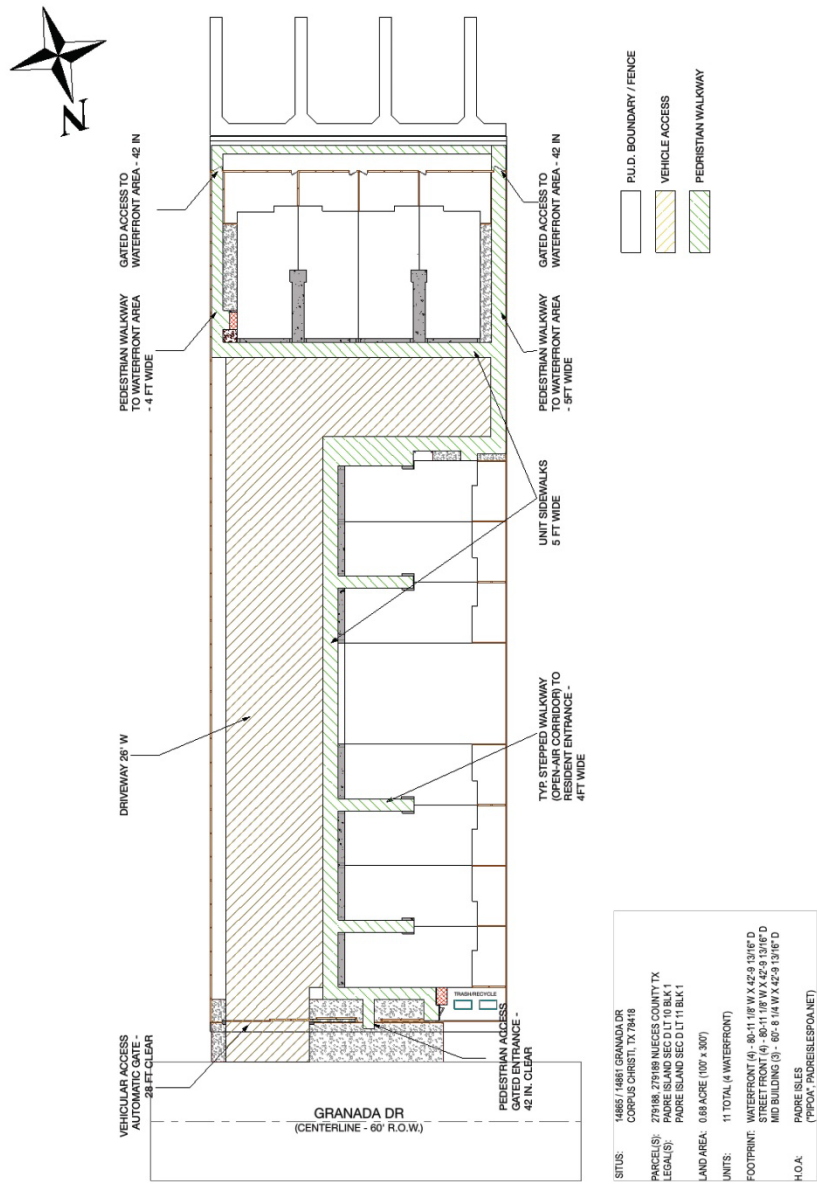
Residential Lots	Item	Description
	Usage	Non-residential structures and improvements supporting the community
	Building Height (Max. ft)	15
	Parking Spaces (per unit)	2 ³
	Maintenance	Lot Owner and/or HOA
	Landscape	Per base plat determined at permitting in accordance with Corpus Christi UDC and PIPOA
	Improvements Allowed	Residential structure(s) and supporting structure(s) typical of decks, pervious surfaces, fencing, landscaping, etc.
	Improvements Placement	Shall not protrude into the common areas or easement(s), nor beyond the property line (whichever applicable). HOA approval required.
	Short-term Rental Activity (proposed inclusion under P.U.D.)	Daily, weekly, and monthly rentals to be allowed within defined parameters and compliance with all HOA rules and regulations. Enforcement by HOA.

¹ In addition to planned courtyard-styled common area, PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, natural elements. ² Waterfront area is designated as open space and common use. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck. ³ Includes two garage parking spaces per unit.

Common Area Lot(s)	Item		Description
	Usage		Non-residential structures and improvements supporting the community
	Lot Area (sf)		Min. = N/A Max. = N/A
	Lot Width at Front (ft)		Min. = N/A Max. = N/A
	Min. Setback/Yard Requirements (Min. in Feet)	Street — Non-corner	10
		Side - Single	0
		Side - Total	0
	Building Height (Max. ft)		15
	Building Spacing (Max. ft)		per 2021 International Building Code (IBC)
	Landscape Requirements		Per base plat determined at permitting in accordance with Corpus Christi UDC and PIPOA
	Maintenance		Home Owner’s Association (HOA)
	Improvement Allowed		Residential structure(s) and supporting structure(s) typical of decks, pervious surfaces, fencing, landscaping, etc.
Improvement Placement		Shall not protrude into the common areas or easement(s), nor beyond the property line (whichever applicable). HOA approval required.	

VEHICULAR AND PEDESTRIAN ACCESS

Access and egress from development as depicted:

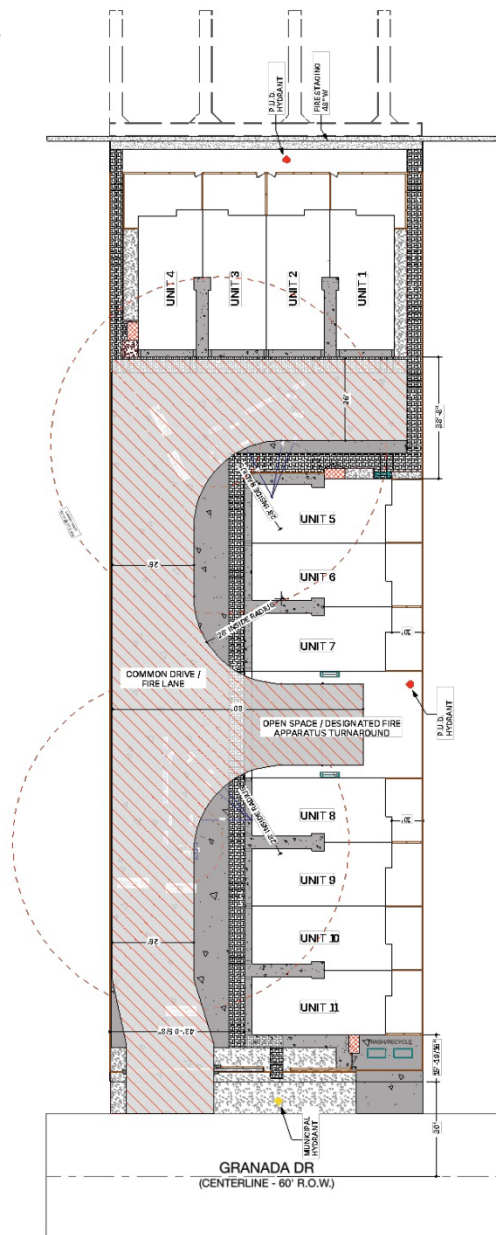


FIRE APPARATUS ACCESS PLAN

To ensure compliance with the City of Corpus Christi's requirements for this Planned Unit Development (PUD) application, the proposed gated community incorporates comprehensive provisions for 24/7 emergency vehicle access and fire sprinkler system inspections, aligning with the Unified Development Code (UDC), 2021 International Fire Code (IFC), and Corpus Christi Fire Department (CCFD) standards. All entry gates will feature Fire Department-approved mechanism (e.g. Knox Box key vaults, siren-activated openers (e.g., Opticom) or strobe sensor) to provide emergency access for fire trucks, ambulances, and police vehicles, with a 28-foot clear gate width and roads designed to accommodate emergency vehicle turning radii. The Homeowners' Association (HOA) will maintain these systems and coordinate with CCFD to provide access protocols, ensuring no obstructions impede response times. Fire sprinkler systems in residential and common areas will be fully accessible for inspections, testing, and maintenance per NFPA 25, with the HOA facilitating scheduling with the Fire Marshal's office.

The development team has engaged in pre-development meetings with the Development Services Department and fire safety personnel to convey preliminary site plans. Developers will further a dialog to ensure proper design, and the HOA's covenants, conditions, and restrictions (CC&Rs) codify ongoing responsibilities for access maintenance and coordination with local authorities. These measures ensure the community meets all safety and access requirements for a successful PUD approval.

See layout plan next...



1. **TOWNHOUSE UNITS:** 11 IDENTICAL UNITS, EACH WITH 4 FLOORS COMPRISING 3,015 SQ FT INTERIOR LIVING SPACE, 1,064 SQ FT OUTDOOR SPACE (INCLUDING ROOFTOP TERRACE), AND 388 SQ FT GARAGE ON THE FIRST FLOOR.
2. **AERIAL APPARATUS ACCESS:** ROOFTOP TERRACE RAILING TOP HEIGHT AT 49.7 FT ABOVE GROUND LEVEL, TOP OF ROOF RIDGE AT 55.8 FT ABOVE GROUND LEVEL FOR EACH UNIT.
3. **FIRE LANE CONFIGURATION:** MODIFIED HAMMERHEAD FIRE LANE PER 2021 IRC APPENDIX D PROVIDES EMERGENCY APPARATUS ACCESS TO ALL 11 UNITS.
4. **FIRE LANE SETBACK:** FIRE LANE POSITIONED NOT LESS THAN 15 FT FROM BUILDING STRUCTURES PER CORPUS CHRISTI FIRE SAFETY REQUIREMENTS.
5. **FIRE LANE SPECIFICATIONS:** 26 FT WIDE LANE WITH 28 FT INSIDE RADIUS TURNS AND ≥46 FT OUTSIDE TURN RADIUS. DRIVING SURFACE ENGINEERED IN ACCORDANCE WITH 2021 IRC TO SUPPORT IMPOSED LOADS OF FIRE APPARATUS WEIGHING 75,000 POUNDS (34,000 KG). DRIVEWAY WIDTH NOT LESS THAN 33 FT.
6. **ACCESS GATE:** 26 FT WIDE ACCESS GATE EQUIPPED FOR EMERGENCY ENTRY USING KNIX SYSTEM.
7. **FIRE HYDRANT:** TWO 6-INCH FIRE HYDRANTS TO BE INSTALLED, LOCATIONS PER FIRE SAFETY.
8. **SPRINKLER SYSTEM:** AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R, INCLUDING A RISER ROOM ON EACH BUILDING WITH EXTERIOR ACCESSIBILITY FOR FIRE SERVICES.
9. **ADDITIONAL DETAILS:** ALL FIRE SAFETY DETAILS AND SPECIFICATIONS TO BE SUBMITTED WITH BUILDING PLAN PERMIT APPLICATIONS.
10. **APPARATUS:** SHOWING AERIAL TRUCK REACH @ 90' HEIGHT AND NOT GREATER THAN 70 DEG. LAIDDER ANGLE.

SITUS: 14665 / 14661 GRANADA DR
CORPUS CHRISTI, TX 78418

PARCELS: 279108, 279108 NIECES COUNTY TX
LEGAL: 1/4 SEC 10, T18S1E, R18E1E
PADER BOUND SEC 10 T18S1E R18E1E

LAND AREA: 0.68 ACRE (100' X 300')

UNITS: 11' TOTAL (4 WATERFRONT)

FOOTPRINT: WATERFRONT (4) - 80'11" W X 42'9" 13'16" D
STREET FRONT (4) - 80'11" W X 42'9" 13'16" D
MID BUILDING (0) - 60'1" W X 42'9" 13'16" D

H.O.A.: PADER GLEES PADER RESERVE HOA, INC.

FIRE ACCESS CROSS SECTION

