

# ZONING REPORT

Case # 0623-02

## Applicant & Subject Property

**City Council District:** 4.  
**Owner:** Ron and Vanessa LLC, III, TRR Development, LLC.  
**Applicant:** Ron and Vanessa LLC, III, TRR Development, LLC.  
**Address:** 15821, 15825 South Padre Island Drive (Park Road 22) and 15822, 15826 Palmira Drive, located along the west side of South Padre Island Drive (SH 358) and east side of Palmira Avenue, and south of Encantada Avenue.  
**Legal Description:** Lots 6A, 6B, 7A, and 7B, Block 17, Padre Island No.1.  
**Acreage of Subject Property:** 1.03 acres.  
**Pre-Submission Meeting:** March 24, 2023.

## Zoning Request

**From:** "CR-2/IO" Resort Commercial District with the Island Overlay.  
**To:** "CR-2/IO/PUD" Resort Commercial District with the Island Overlay and a Planned Unit Development.  
**Purpose of Request:** To allow for the development of townhome units.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"CR-2/IO" Resort Commercial / Island Overlay	Vacant, Low-Density Residential	Medium-Density Residential, Commercial
<b>North</b>	"CR-2/IO" Resort Commercial / Island Overlay	Vacant, Commercial	Commercial
<b>South</b>	"CR-2/IO" Resort Commercial / Island Overlay	Vacant	Commercial
<b>East</b>	Freeway	Freeway	Freeway
<b>West</b>	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential

**Plat Status:** Currently platted, however an *Application for Land Subdivision* has been submitted to reflect this rezoning request and is in process.

**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** No.  
**Code Violations:** None.

## Transportation and Circulation

	Designation-Urban Street	Section Proposed	Section Existing
<b>S. Padre Island Drive (Park Road 22)</b>	A2 – Secondary Arterial (Divided)	4 Lanes, 100 feet	4 Lanes, 125 feet
<b>Palmira Avenue</b>	C1 – Minor Residential Collector	2 Lanes, 60 feet	2 Lanes, 30 feet

**Transit:** The Corpus Christi RTA provides service to the subject property 1 mile to the north via Route 65 Island Connection.

**Bicycle Mobility Plan:** A bike boulevard is planned on Palmira Avenue and a One-Way Cycle track is planned on both sides of Encantada Avenue, approximately 1/8 of a mile to the north of the subject property.

### Utilities

**Gas:** A 2" WS line along the east side of the subject property and a 6" WS line along Palmira Avenue.

**Stormwater:** A storm ditch runs along the east side of the subject property.

**Wastewater:** An 8" VCP line along Palmira Avenue.

**Water:** A 12" ACP line to the north of the property along S. Padre Island Drive and a 12" ACP line also along Palmira Avenue.

### 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 (Adopted on June 22, 2021).

**Water Master Plan:** No improvements have been proposed.

**Wastewater Master Plan:** Improvements have been proposed, specifically an 8" PVC pipe along the west side of S. Padre Island Drive (Park Road 22).

**Stormwater Master Plan:** No improvements have been proposed.

### Public Notification

Number of Notices Mailed

- 28 within a 200-foot notification area
- 5 outside 200-foot notification area

In Opposition

- 1 inside the notification area
- 0 inside the notification area
- 1.2% in opposition within the 200-foot notification area (1 individual property owner)

### Public Hearing Schedule

**Planning Commission Hearing Date:** June 14, 2023 (Tabled)

**Planning Commission Hearing Date:** June 28, 2023

**City Council 1<sup>st</sup> Reading/Public Hearing Date:** August 22, 2023

**City Council 2<sup>nd</sup> Reading Date:** August 29, 2023

<b>Development Plan</b>			
<p>The subject property is 1.08 acres in size. The proposed use is a development to include the existing single-family home and/or a community center and eight (8) proposed detached townhomes to create a townhome community. Each proposed townhome will have direct access to Palmira Avenue and South Padre Island Drive via a private access easement. The table below compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “CR-2/IO” Resort Commercial District with the Island Overlay.</p>			
<b>Lot 1</b>			
<b>Proposed Use: Existing Single-Family Home and/or a Community Center.</b>			
Development Standards	UDC Requirements “CR-2” District	Proposed PUD Standards	Deviation
Minimum Lot Area	6,000 sq/ft	2,600 sq/ft	<b>YES</b>
Minimum Lot Width	50’	30’	<b>YES</b>
Minimum Building Separation	10’	7’*	<b>YES</b>
Minimum Side Yard	10’ Single, 20’ (Total)	3.5’*	<b>YES</b>
Minimum Rear Yard	10’	0’	<b>YES</b>
<p>Sidewalks – 5’ wide sidewalk along Palmira Drive, no sidewalk along South Padre Island Drive (Park Road 22)</p>			
<p>NOTE: Lot 1 shall be allowed to be re-platted without a PUD amendment, 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 land 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.</p>			
<p>*Subject to Building Separation Requirements.</p>			
<b>Lot 2</b>			
<p><b>Proposed Use:</b> Private Access Road and drainage utilities. Retention areas to serve as community amenities and will be landscaped with trees and include seating, barbeque pits, shade structures, decks, porches, swimming pools, gazebos, etc. for the enjoyment and benefit of Flamingo Resort Bungalows, P.U.D. Community.</p>			
Development Standards	UDC Requirements “RS-TH” District	Proposed PUD Standards	Deviation
Minimum Lot Area	2,600 sq/ft	Private Access Road – 9,000 sq/ft, Retention Pond Areas (combined) – 2,325 sq/ft.	<b>YES</b>
Minimum Lot Width	50’	None	<b>YES</b>

Minimum Street Yard	10'	0'	<b>YES</b>
Maximum Building Height	45'	None	<b>YES</b>
Parking Requirement	2	0' (N/A)	<b>YES</b>
Private access road shall be maintained and have a minimum 20' street section for tenant and emergency vehicle access.			
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 a TxDOT permit.			
The placement of improvements will be within the limits of individual lots and setbacks and outside of easements except for fences, paving, and landscaping.			
<b>Lots 3-10</b>			
<b>Proposed Use:</b> Eight (8) One-Unit, Detached Townhomes with garage/storage on the first floor.			
<b>Development Standards</b>	<b>UDC Requirements "RS-TH" District</b>	<b>Proposed PUD Standards</b>	<b>Deviation</b>
Description of Townhomes (Table 4.4.4)	Townhomes are defined as two or more attached single-family units where the units are lined up in a row and have abutting side walls.	Individual, detached townhouse units (8)	<b>YES</b>
Minimum Lot Width	50'	30'	<b>YES</b>
Minimum Yard Requirements	Street Yard – 10' Side Yard – 5'	Street Yard – 0' (Private Access Easement" Side Yard – 3.5'*	<b>YES</b>
Minimum Building Separation	10'	7'*	<b>YES</b>
Maximum Building Height	45'	None	<b>YES</b>
Allowed Improvements: Residential structures, support structures including decks, porches, sidewalks, pavement, fencing, and landscaping.			
Short-Term Rentals: Will be allowed, specific language will be described in the HOA document.			
Subject to building Separation Requirements			

### **Department Comments:**

As part of the rezoning process, all proposed Planned Unit Developments (PUDs) are reviewed by the Technical Review Committee (TRC). The TRC meeting took place on May 8, 2023 (See Attachment C).

### **Review Criteria for PUD Zoning Map Amendments §3.5.4.A:**

1. Plat – Approved conditionally on June 14, 2023.
2. PUD Application: §3.5.1- Applicability and Limitations: A planned unit development may be used to permit new or innovative concepts in land utilization, master-planned communities, or mixed-use developments that other zoning districts do not easily accommodate. The PUD meets this criterion.
3. PUD Application: §3.5.4.A.1- Review Criteria: The development is in harmony with the character of the surrounding area. The PUD meets this criterion.
4. PUD Application: §3.5.4.A.2 - Review Criteria: The development is in conformity with the Comprehensive Plan and is consistent with the intent and purpose of this Section. The PUD meets this criterion as this PUD will create shared community amenities.
5. PUD Application: §3.5.4.A.3 - Review Criteria: The development contains a variety of housing types, employment opportunities, or commercial services to achieve a balanced community. The PUD meets this criterion.
6. PUD Application: §3.5.4.A.4 - Review Criteria: The orderly and creative arrangement of all land uses with respect to each other and to the entire community. The PUD meets this criterion as the request includes community amenities and townhome development.
7. PUD Application: §3.5.4.A.5 Review Criteria: The development contains a planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, including facilities such as roadways, bicycle ways, and pedestrian walkways. The PUD meets this criterion with a proposed ingress on South Padre Island Drive (Park Road 22) and egress via Palmira Avenue, and a sidewalk along the private access road and Palmira Avenue.
8. PUD Application: §3.5.4.B.3 The Master Site Plan provides cultural or recreational facilities. The PUD meets this criterion proposed with various amenities proposed to include, but are not limited to pedestrian seating, barbecue pits, gazebos, porches, and swimming pools.
9. PUD Application – Master Site Plan: §3.5.4.B.4: The site and building layout take maximum advantage of the natural and built environment. The PUD meets this criterion as the arrangement maximizes density.

### **Comprehensive Plan Consistency:**

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
  - Housing and Neighborhoods
    - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.

- Transportation and Mobility
  - Support a multi-modal transportation network that is integrated with land uses, where destinations are easily connected by accessible paths.
  - Support the development of mode-choice corridors for bicycles,
- Future Land Use, Zoning, and Urban Design
  - 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.
- **Future Land Use Map:** The proposed rezoning is inconsistent.
  - Designated Future Land Use: Medium-Density Residential, Commercial
    - Medium-Density Residential: Approximately ¼ acre along Palmira Avenue
    - Commercial: Approximately ¾ acre from S. Padre Island Drive to Palmira Avenue
- **Area Development Plan (Padre/Mustang Island):** The proposed rezoning is partially consistent with the following:
  - Future Land Use: Commercial: The Padre/Mustang Island ADP states that commercial uses such as retail, services, hotel, and offices are considered compatible with high-density residential uses such as townhomes, cottage housing, and condominiums.

### **Staff Analysis:**

According to the Unified Development Code (UDC) §3.5.1, a planned unit development may (PUD) be used to permit new or innovative concepts in land utilization, master-planned communities, or mixed-use developments that other zoning districts do not easily accommodate. to occur, procedures are established to ensure against misuse of increased flexibility. The proposed PUD does not meet the spirit of a PUD.

After staff review, the PUD Application meets the following review criteria for the Master Site Plan §3.5.4.B:

1. The Master Site Plan ensures the provision of adequate public improvements, including but limited to transportation, utilities, stormwater, parks, and other facilities. (See TRC Comments Attachment C)
2. The Master Site Plan ensures minimal development-related off-site impacts.
3. The Master Site Plan provides cultural or recreational facilities.
4. The site and building layout take maximum advantage of the natural and built environment.

Staff compared the proposed PUD's consistency with the applicable elements of the Zoning Map Amendment Review Criteria, the Master Site Plan Review Criteria, and elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed PUD meets the applicability criteria and the review criteria for PUDs as defined by the UDC.
- The proposed PUD is primarily inconsistent with the Future Land Use Map as the subject property is both medium-density residential (25%) and commercial (75%).
- The proposed rezoning is consistent with only a few individual elements of the City of Corpus Christi Comprehensive Plan.
- Technical Review Committee comments regarding sidewalks along Palmira Avenue have been adequately addressed.
- The proposed PUD meets the fundamental review criteria for both the zoning map amendment and the master site plan such as being in conformity with the comprehensive plan, providing cultural or recreational amenities, providing innovative use of land concepts, or a variety of housing types.

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.

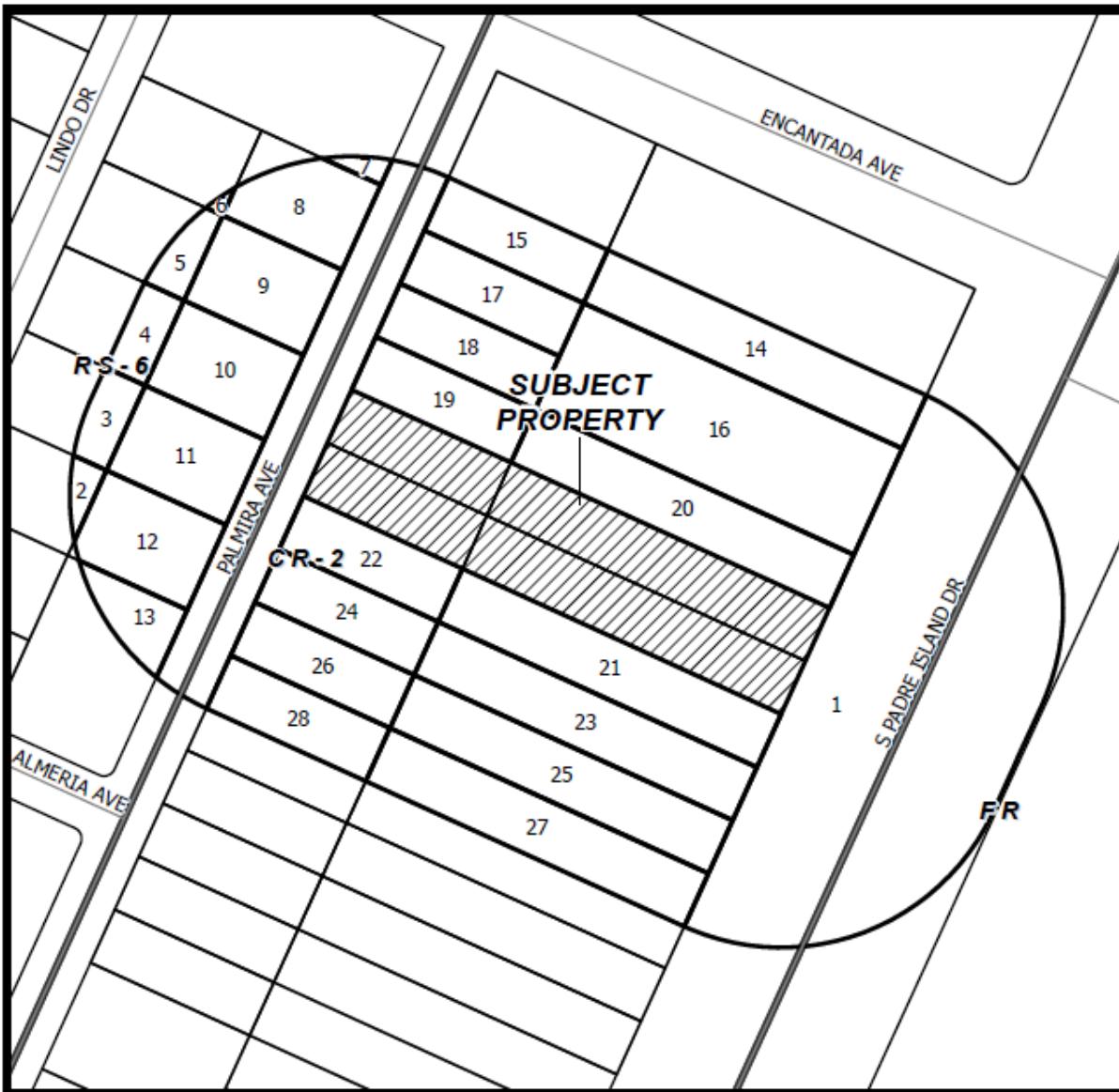
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

**Planning Commission & Staff Recommendation:** Approval of the change of zoning from the "CR-2/IO" Resort Commercial 2 District with the Island Overlay to the "CR-2/IO/PUD" Resort Commercial District with the Island Overlay and a Planned Unit Development.

**Attachments:**

- A. Existing Zoning and Notice Area Map
- B. Flamingo Resort Bungalows, P.U.D.
- C. Technical Review Committee Comments
- D. Returned Notice

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



**CASE: 0623-02**  
**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
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

