

# PLANNING COMMISSION FINAL REPORT

Case No. 0521-02

INFOR No.

**Planning Commission Hearing Date:** May 26, 2021

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Terry J. Cox <b>Applicant:</b> Hanson Professional Services, Inc. <b>Location Address:</b> 15022 Leeward Drive <b>Legal Description:</b> Lot 19, Block 46, Section B, Padre Island, located east side of Leeward Drive, south of St. Augustine Avenue, and north of Aruba Drive.			
<b>Zoning Request</b>	<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>Area:</b> 0.52 acres <b>Purpose of Request:</b> To develop a 6-unit townhome development.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Vacant	Mixed Use
	<i>North</i>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Medium Density Residential	Mixed Use
	<i>South</i>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Medium Density Residential	Mixed Use
	<i>East</i>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Commercial	Mixed Use
	<i>West</i>	"CR-2" Resort Commercial with the Island Overlay District	Vacant	Mixed Use
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Padre/Mustang Island Area Development Plan and is planned for a mixed use. The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development is consistent with the adopted Future Land Use Map which calls for mixed uses. <b>City Council District:</b> 4 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 100 feet of street frontage along Leeward Drive which is designated as an "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 and 3,000 Average Daily Trips (ADT).			

Street R.O.W	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Leeward Drive	"C1" Minor Collector	60' ROW 40' paved	100' ROW 57' paved	1280 ADT (2012)

### **Staff Summary:**

**Development Plan:** The subject property is a total of 0.52 acres in size. The Leeward Bay Planned Unit Development (PUD) is a planned community that will consist of 6 single-family townhouse lots and 2 common area lots. The development will be townhouse style, walkable, and community oriented with residential lots having easy access to a common area and units sharing a common parking lot. 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 (TRC Reviewed)</b>	<b>Deviation</b>
Lot Area	5,000 sf.	1,600 sf.	1,100 sf.	<b><u>Yes</u></b>
Minimum Lot Width	50 ft.	16 ft.	27 ft.	<b><u>Yes</u></b>
Street Yard	20 ft.	10 ft.	5 ft.	<b><u>Yes</u></b>
Street Yard (Corner)	10 ft.	10 ft.	N/A	<b><u>Yes</u></b>
Side Yard	5 ft.	0 ft.	0 ft.	No
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) 2/ unit (2 bedroom) 1/5 units (guests)	No
Sidewalks	5 ft. both sides	5 ft. both sides	6 ft. on one side	<b><u>Yes</u></b>
Curb Type	6 in. curb & gutter	6 in. curb & gutter	1' Edge Curb	<b><u>Yes</u></b>
Rental Time	Under and over 30-day rentals	Minimum 30-day rentals	Daily, Monthly, and Yearly rentals	<b><u>Yes</u></b>

**Existing Land Uses & Zoning:** The subject property is currently zoned "RM-AT/IO" Multifamily AT District with the Island Overlay and has remained undeveloped since annexation in 1981. To the north, south, and east are townhouse and multifamily developments zoned "RM-AT/IO" Multifamily AT District with the Island Overlay. To the west is vacant a property zoned "CR-2/IO" Resort Commercial District with the Island Overlay and several townhome style developments zoned "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is platted.

**Utilities:**

**Water:** 6-inch ACP line located along Leeward Drive.

**Wastewater:** 8-inch Clay line located along Leeward Drive.

**Gas:** 2-inch line located along Leeward Drive.

**Storm Water:** Curb inlet located 150 feet south along Leeward Drive

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Padre/Mustang Island Area Development Plan (ADP). The proposed rezoning to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development is consistent with the adopted with the Padre/Mustang Island ADP. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- 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).
- The City will pursue affordable housing projects on the island where the City and a developer can reach agreement to provide lots at an affordable price, possibly in combination with developer incentives pertaining to a reduction in lot size, development fees, and or other design or tax incentives. The vehicle for pursuing this type of development would be the City’s Planned Unit Development District in combination with a developer agreement to assure low-income housing. (Mustang-Padre Island Area Development Plan Policy Statement B.18)

**Department Comments:**

- 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). Concerns were raised by members of the TRC in the following areas.
  - Consistency with the Unified Development Code (UDC).
    - Specifically, in installation of sidewalks Leeward Drive.
  - Location of Solid Waste
    - Due to the small size of the townhouse style PUD (6 units) individual trashcan service will be mandatory. The placement of these cans need to be easily accessible from Leeward by a standard Solid Waste vehicle.
  - Even though the ROW width is 24 feet, but did not create concern, as the lot depth and townhouse placement would not require fire apparatus to enter the property.

**Planning Commission and Staff Recommendation (May 26, 2021):**

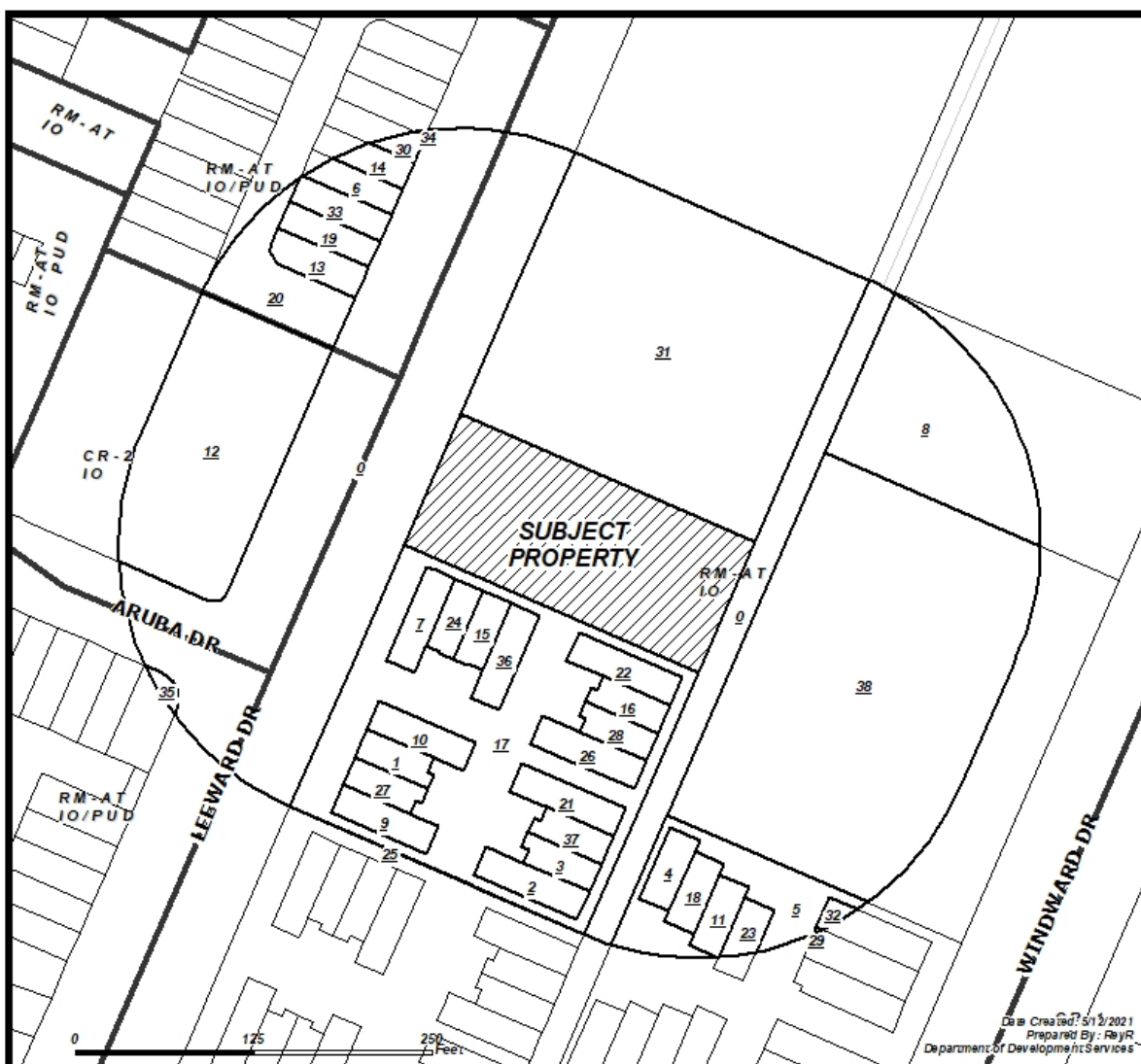
Approval of the change of zoning from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay with the following conditions:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Leeward Bay Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
- 2. Pedestrian Access:** Sidewalks shall be provided along the frontage of the subject property shared with Leeward Drive in accordance with the Unified Development Code (UDC).
- 3. Solid Waste:** The solid waste collection point must be easily accessible by City personnel from Leeward Drive by a solid waste vehicle.
- 4. Landscape:** The vehicular use area shall be screened by landscaping in accordance with Section 7.3.11 of the UDC. This may require the removal of parking spaces along Leeward Drive to incorporate landscaping and navigability.
- 5. Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- 6. 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.

<b>Public Notification</b>	Number of Notices Mailed – 136 within 200-foot notification area 5 outside notification area
	<b><u>As of May 17, 2021:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	<p>Totaling 0.00% of the land within the 200-foot notification area in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition.</p>

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Planned Unit Development (PUD) Guidelines and Master Site Plan
- C. Public Comments Received (if any)



## CASE: 0521-02 ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	RI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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



# **LEEWARD BAY PLANNED UNIT DEVELOPMENT (PUD)**

**PADRE ISLAND, CORPUS CHRISTI,  
TEXAS**

**OWNER**

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**TERRY COX**

**SUBMITTED BY**

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**HANSON PROFESSIONAL SERVICES, INC.  
ENGINEER: CRAIG B. THOMPSON, P.E.**

**SOUTH TEXAS PRIME DESIGN GROUP, INC.  
DESIGNER: JON HALL**

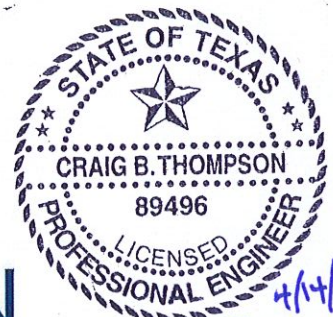
**APRIL 2021**

**HANSON: JOB#-20I214**



**HANSON**

Engineering | Planning | Allied Services



*4/14/2021*  
*[Signature]*

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## DEVELOPMENT DESCRIPTION

Leeward Bay, P.U.D., consists of a residential development on 0.52 acres on Padre Island (Lot 19, Block 46, Padre Island-Corpus Christi Section B, of Volume 34, Pages 15 - 16 M.R.N.C.T.). The development is a planned community that will consist of 6 single-family lots and 2 common area lots. The property currently is vacant land and zoned Multifamily Apartment Tourist/Island Overlay (RM-AT/IO). The City of Corpus Christi Future Land Use Plan designates the area as mixed use. The proposed zoning is RM-AT/IO/PUD. The proposed density will be 12 units per acre.

## DEVELOPMENT LOCATION MAP



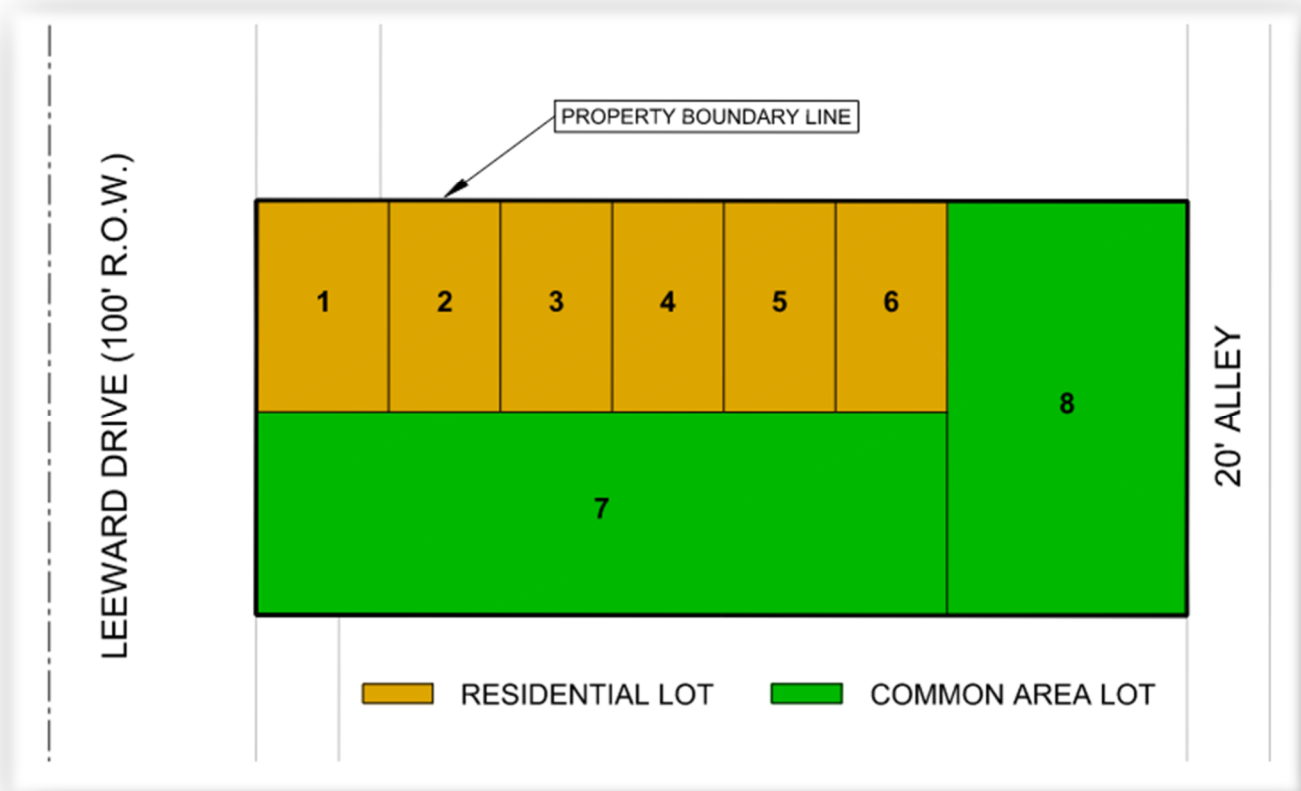
Bing Maps Imagery Year: 2020

## ADJACENT LAND USE AND ZONING

The following table indicates the Adjacent Land Use and Zoning at the time of the PUD:

	CURRENT LAND USE	ZONING
North of Property	High Density Residential (Condominiums)	RM-AT/IO
South of Property	High Density Residential (Townhouse)	RM-AT/IO
East of Property	Hotel	RM-AT/IO
West of Property	Vacant	CR-2/IO

The following is the Lot Layout for the development:



- 6 SINGLE-FAMILY LOTS
- 2 COMMON AREA LOTS (LOT 7 IS NON-BUILDABLE)

## DEVELOPMENT DEVIATIONS

The following table indicates the Development Deviations for the Residential Lots:

DESCRIPTION		UDC- ZONING/PLATTING ORDINANCE REQUIREMENTS (RM-AT)	PUD REQUIREMENTS
Lot Area in Square Feet		Minimum = 5,000 Maximum = N/A	Minimum = 1,100 Maximum = N/A
Lot Width at Front Yard Requirement Line in Feet		Minimum = 50' Maximum = N/A	Minimum = 27' Maximum = N/A
Right-of-way / Access Easement		50 feet	Minimum = 24 feet
Pavement Width in Feet		Minimum = 28'	Minimum = 24'
Yard Requirements (Minimum in Feet)	Street – Non-Corner	20'	5'
	Street – Corner	10'	N/A
	Side – Single	5'	0
	Side – Total	0	0
	Rear	5'	5'
Open Space		25%	25%
Curb Type		Standard 6" Curb and Gutter	1' Edge Curb
Sidewalk		5' width on both sides	6' sidewalk on one side of private access drive
Parking Spaces		2 per Unit = 10	2 per Unit = 10
Parking Guest Spaces		1 per 5 Units = 2	1 per 5 Units = 2

The following table indicates the Development Deviations for the Common Area Lots:

DESCRIPTION	UDC- OPEN AREA	PUD REQUIREMENTS
Parking requirement per Parks and Open Area in Square Feet	1 per 10,000 SF outdoor lot area = 1	1 per 10,000 SF* = 1
* – The development is designed to be walkable and the common areas are intended for the residences only.		

## DEVELOPMENT GUIDELINES

The following tables indicate the Development Guidelines for each lot type within the development:

DEVELOPMENT LOTS	DESCRIPTION	BLOCK NUMBER	LOT NUMBERS
	Residential Lot(s)	1	1-6
	Common Area and Access Easement Lot(s)	1	7-8

RESIDENTIAL LOTS	DESCRIPTION	REQUIREMENTS
	Usage	Residential
	Open Space- Percent Minimum	25%
	Building Height – Maximum in Feet	UDC 4.2.8
	Building Spacing – Minimum in Feet	0
	Parking Requirement Per Unit	2
	Maintenance	Lot Owner and/or Home Owners Association (HOA)
	Improvements Allowed	Residential structure(s) and support structure(s) including decks, porches, pavements, fencing, landscaping, etc.
	Improvements Placement	Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, and landscaping.
	Rental	Daily, weekly, and monthly rentals are allowed

COMMON AREA LOTS	DESCRIPTION		REQUIREMENTS
	Usage		Non-Residential Structures and improvements supporting the Community
	Lot Area in Square Feet		Minimum = N/A      Maximum = N/A
	Lot Width at Front in Feet		Minimum = N/A      Maximum = N/A
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	5' *
		Street – Corner	N/A
		Side – Single	5'
		Side – Total	5'
		Rear	5'
	Building Height – Maximum in Feet		2-story
	Building Spacing – Minimum in Feet		As per International Building Code
	Landscape Requirement		Will be determined during building permitting.
	Maintenance		Home Owners Association (HOA)
	Improvements Allowed		Community structures and support structures including decks, pool, porches, pavements, fencing, landscaping, utilities, etc.
	Improvements Placement		Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, landscaping, utilities.
	* – Yard requirement is for Block 1, Lot 8 only.		

The following is the Open Space Layout for the development:

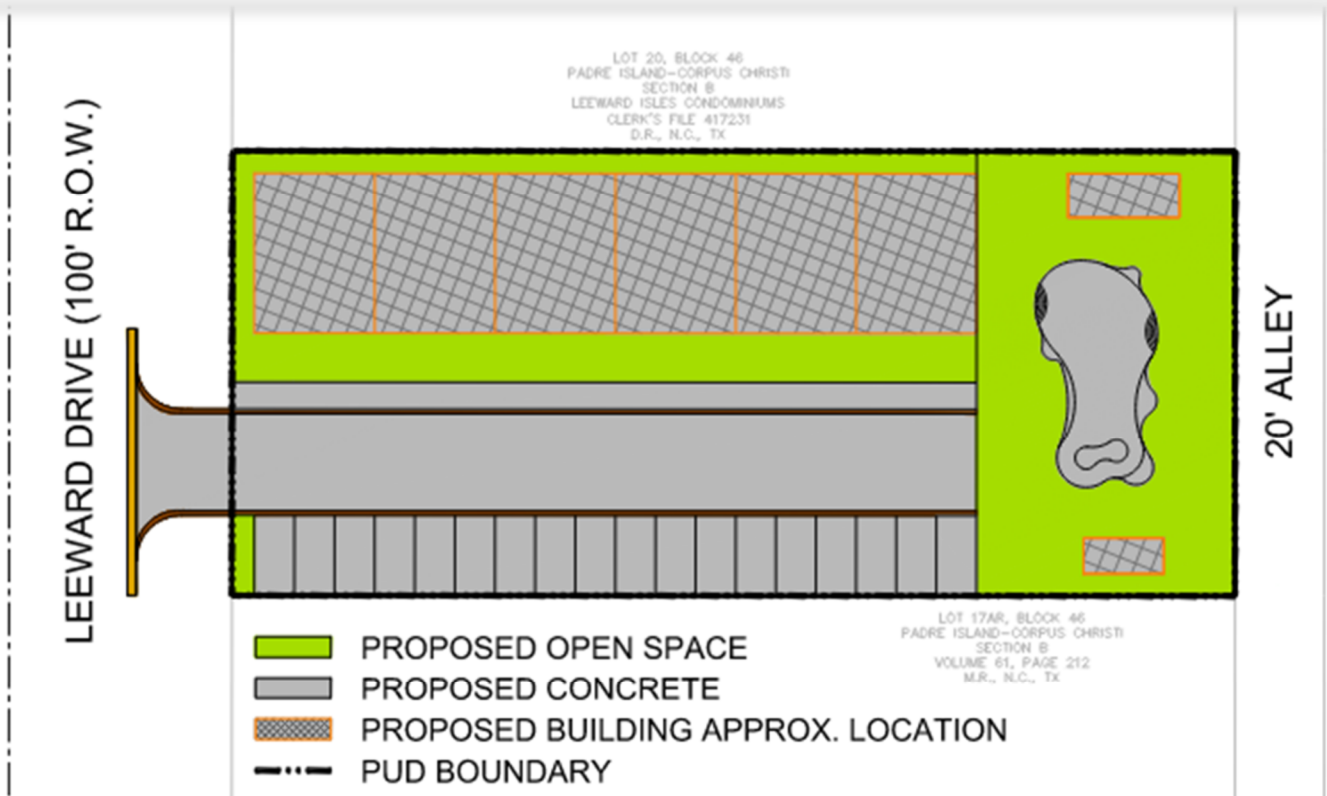
OPEN SPACE CALCULATION	QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	
Total Area of PUD	22,500	0.52	
Total Non-Open Space (Impervious Area) <sup>1,2,3</sup>	15,202	0.35	67%
Total Open Space (Pervious Area) <sup>4</sup>	7,298	0.17	33%

<sup>1</sup> Constructed building area

<sup>2</sup> Driveway area

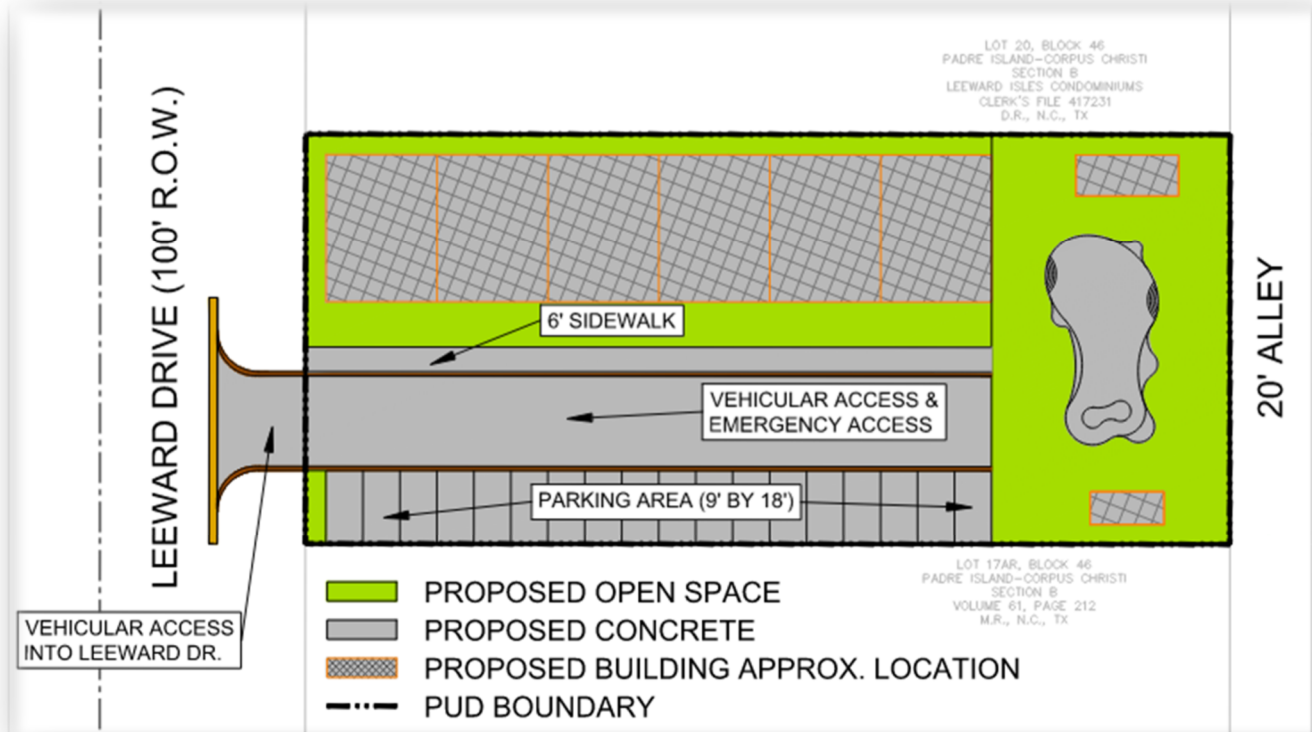
<sup>3</sup> Area of all Pavement and Sidewalk

<sup>4</sup> Minimum Open Space required is 25%



## VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular and Pedestrian Access for the development is indicated below. The entrance into the development will provide a 24-foot clear entrance/exit for emergency vehicles. The private drive within the development will be a minimum of 24' wide from back-of-curb to back-of-curb. The development will provide 6' sidewalk on one side of the road to promote walkability and access to future amenities as indicated.



## PARKING REQUIREMENTS

The following is the Parking Requirements for the development:

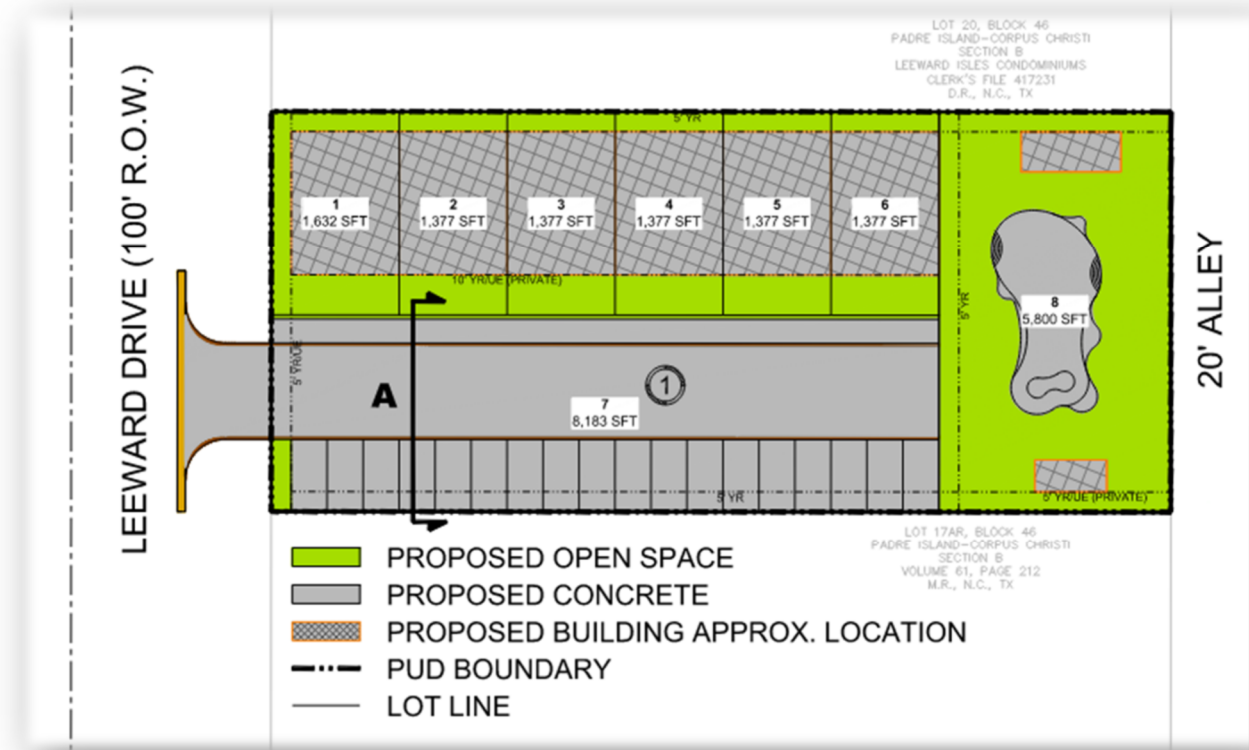
LOT TYPE	REQUIREMENTS	QUANTITY OF LOTS	QUANTITY OF PARKING PROVIDED (PUD)
Residential <sup>1</sup>	2 per unit	6	13
Residential - Guest Parking <sup>1</sup>	1 per 5 units	6	3
Common Area	1 per 10,000 SF	1	1
Total:			17

<sup>1</sup> – Parking anywhere within the limits of the development.

## TYPICAL CROSS SECTION

The following are Typical Cross Section for the development:

NOTE: The Right of Way is a Private Access Easement and Private Utility Easement.



Cross Section A

