

Ordinance amending the Unified Development Code (“UDC”), upon application by Aruba Bay Resort, LLC. (“Owner”), by changing the UDC Zoning Map in reference to Padre Island-Corpus Christi, Section C, Lots 17 thru 20 and Padre Island-Corpus Christi, Section E, Block 1, Lots 1 and 2, from the “CR-1/IO” Resort Commercial District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Aruba Bay Resort, LLC. (“Owner”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held on Wednesday, July 12, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “CR-1/IO” Resort Commercial District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay, and on Tuesday, August 8, 2017, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Upon application made by Aruba Bay Resort, LLC. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as Padre Island-Corpus Christi, Section C, Lots 17 thru 20 and Padre Island-Corpus Christi, Section E, Block 1, Lots 1 and 2, located along the west side of Leeward Drive at the intersection with Aruba Drive, and north of Windward Drive. (the “Property”), from “CR-1/IO” Resort Commercial District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay (Zoning Map No. 028025), as shown in Exhibits “A” and “B”. Exhibit A, which is a map of the Property, and Exhibit B, which is The Aruba Planned Unit Development (PUD) Guidelines and Master Site Plan for the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit B and the following conditions:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Aruba Planned Unit Development

(PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 52 single-family lots, 3 common areas lots, and 1 commercial lot.

2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 14.25 dwelling units per acre.
3. **Parking:** The property must have a minimum of 2 parking spaces (9 feet wide by 18 feet long) per dwelling unit. Parking standards for any commercial uses are set at 1 parking space for every 355 square feet of gross floor area. Parking is prohibited within the private street and pedestrian walkways.
4. **Setbacks and Lot Width:** Minimum front yard setbacks for all lots shall be seven feet and on a corner four feet. Minimum width for townhouse lots shall be 16 feet.
5. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
6. **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and the 1 foot ribbon curb shall be striped or marked to indicate "Fire Lane/No Parking."
7. **Pedestrian Access:** Sidewalks shall be 6 feet wide on one side of the private street and shall be constructed and maintained as identified on the master site plan.
8. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.
9. **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.

SECTION 3. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

ARUBA PLANNED UNIT DEVELOPMENT (PUD)

PADRE ISLAND, CORPUS CHRISTI, TEXAS

OWNER

ARUBA BAY RESORT, LLC

SUBMITTED BY

HANSON PROFESSIONAL SERVICES, INC.

ENGINEER: CRAIG B. THOMPSON, P.E.

SOUTH TEXAS PRIME DESIGN GROUP, INC.

DESIGNER: JON HALL

JUNE 2017

HANSON: 16E0337



HANSON

Engineering | Planning | Allied Services

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DEVELOPMENT DESCRIPTION

The Aruba Planned Unit Development (PUD) consists of a Master Site Plan of 3.65 acres, being all of Lots 17, 18, 19, and 20, Padre Island-Corpus Christi Section C, of Volume 34, Pages 133 M.R.N.C.T. and all of Lots 1 and 2, Block 1, Padre Island-Corpus Christi Section E, of Volume 38, Pages 25-26, M.R.N.C.T., at the intersection of Aruba Dr. and Leeward Dr. on Padre Island. The development is a planned community that will consist of 52 single-family lots, 3 common areas lots, and 1 commercial lot. The property currently sits on low density residential and vacant land and is currently zoned Resort Commercial (CR-1/IO). The Future Land Use Plan designates the area as mixed use. The proposed zoning is RM-AT/IO/PUD. The proposed density will be 1 unit for every 2522 square feet per the residential and common area lots.

DEVELOPMENT LOCATION MAP



Google Maps Imagery Date: March 2017

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	Vacant	CR-1, CR-2, RM-AT
South of Property	Medium Density Residential	RM-AT
East of Property	Medium Density Residential	RM-AT
West of Property	Vacant	CR-1, CR-2, RS-6

The following is the Lot Layout for the development:



DEVELOPMENT DEVIATIONS

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

DESCRIPTION		UDC- ZONING/PLATTING ORDINANCE REQUIREMENTS (RS-TH)	PUD REQUIREMENTS
Lot Area in Square Feet		Minimum = 2,600 Maximum = N/A	Minimum = 1,490 Maximum = 4,000
Lot Width at Front Yard Requirement Line in Feet		Minimum = 26 Maximum = N/A	Minimum = 22 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	10	Minimum = 7
	Street – Corner	10	Minimum = 4
	Side – Single	0	0
	Side – Total	0	0
	Rear	5	5
Curb Type		Standard 6" Curb and Gutter	1' Ribbon Curb
Sidewalk		5' width on both sides	6' sidewalk required when on one side of road

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 per 10,360 SF*
* – The development is designed to be walkable and the common areas are intended for the residences only.		

The following table indicates the Development Deviations for the Commercial Lot:

DESCRIPTION	UDC- COMMERCIAL	PUD REQUIREMENTS
Parking requirement per Retail Sales and Service in Square Feet	1 per 250 SF	1 per 355 SF

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	1-52
	Common Area and Access Easement Lot(s)	1	53-55
	Commercial Lot	2	1

RESIDENTIAL LOTS	DESCRIPTION	REQUIREMENTS
	Usage	Residential
	Open Space- Percent Minimum	30
	Building Height – Maximum in Feet	45
	Building Spacing – Minimum in Feet	10
	Parking Requirement Per Unit	Minimum = 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 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	7 *
		Street – Corner	7*
		Side – Single	0
		Side – Total	0
		Rear	5 *
	Building Height – Maximum in Feet		1-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 53 and 55 only.		

COMMERCIAL LOT	DESCRIPTION		REQUIREMENTS
	Usage		Commercial
	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	18
		Street – Corner	10
		Side – Single	0
		Side – Total	0
		Rear	5
	Building Height – Maximum in Feet		N/A
	Building Spacing – Minimum in Feet		As per International Building Code
	Landscape Requirement		Will be determined during building permitting.
	Maintenance		Lot Owner
	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.

The following is the Open Space Layout for the development:

OPEN SPACE CALCULATION	QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	
Total Area of PUD	159148	3.65	
Total Non-Open Space (Impervious Area) ^{1,2,3}	107053	2.46	67%
Total Open Space (Pervious Area) ⁴	52095	1.19	33%

¹ Constructed building area

² Driveway area

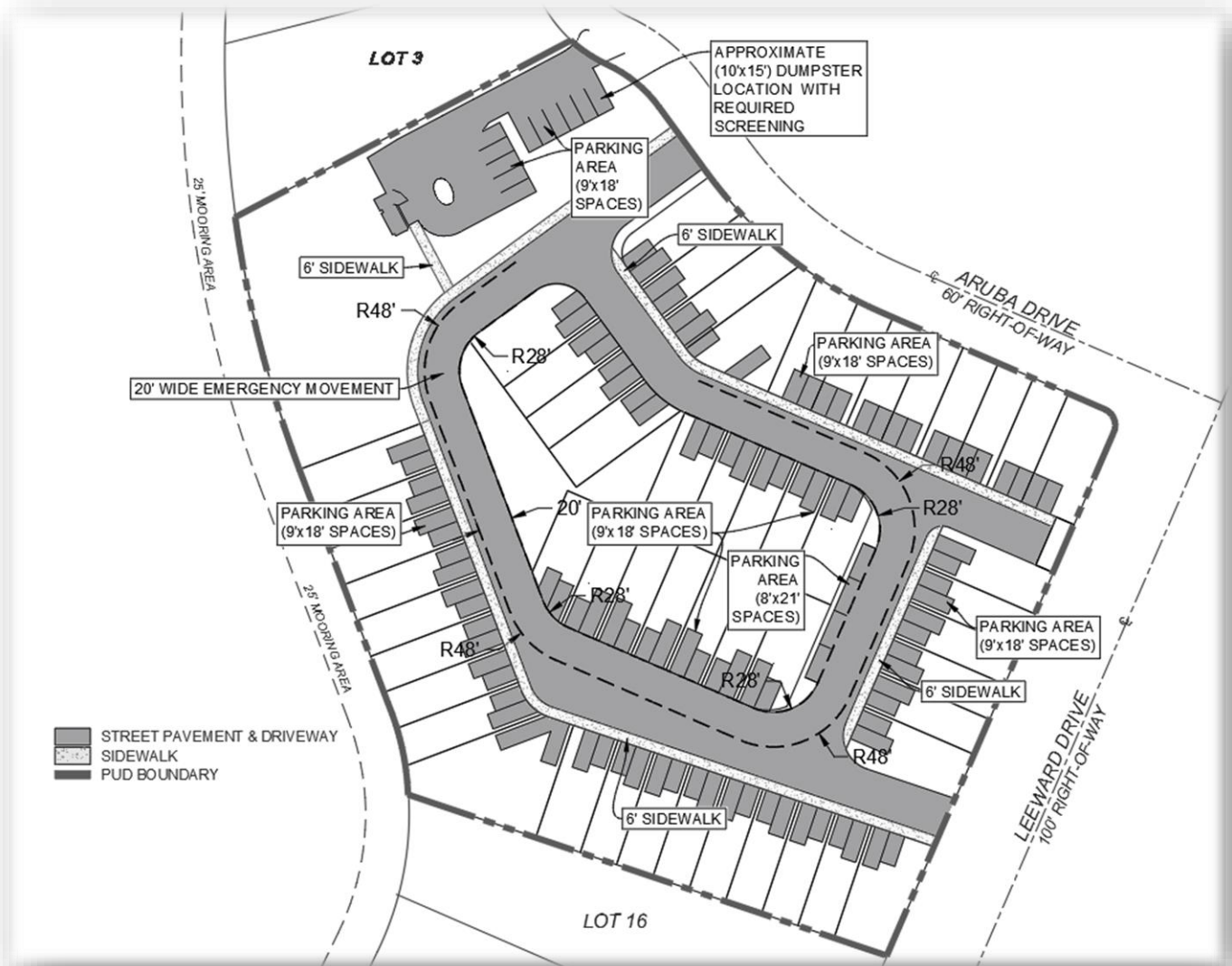
³ Area of all Pavement and Sidewalk

⁴ Minimum Open Space required is 30%



VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular and Pedestrian Access for the development is indicated below. The entrances 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' sidewalks on one side of the road to promote walkability and access to future amenities as indicated. Vehicular access onto Block 1, Lots 18-25 and 55 from Leeward Drive and onto Block 1, Lots 25-36 from Aruba Drive is prohibited.



PARKING REQUIREMENTS

The following is the Parking Requirements for the development:

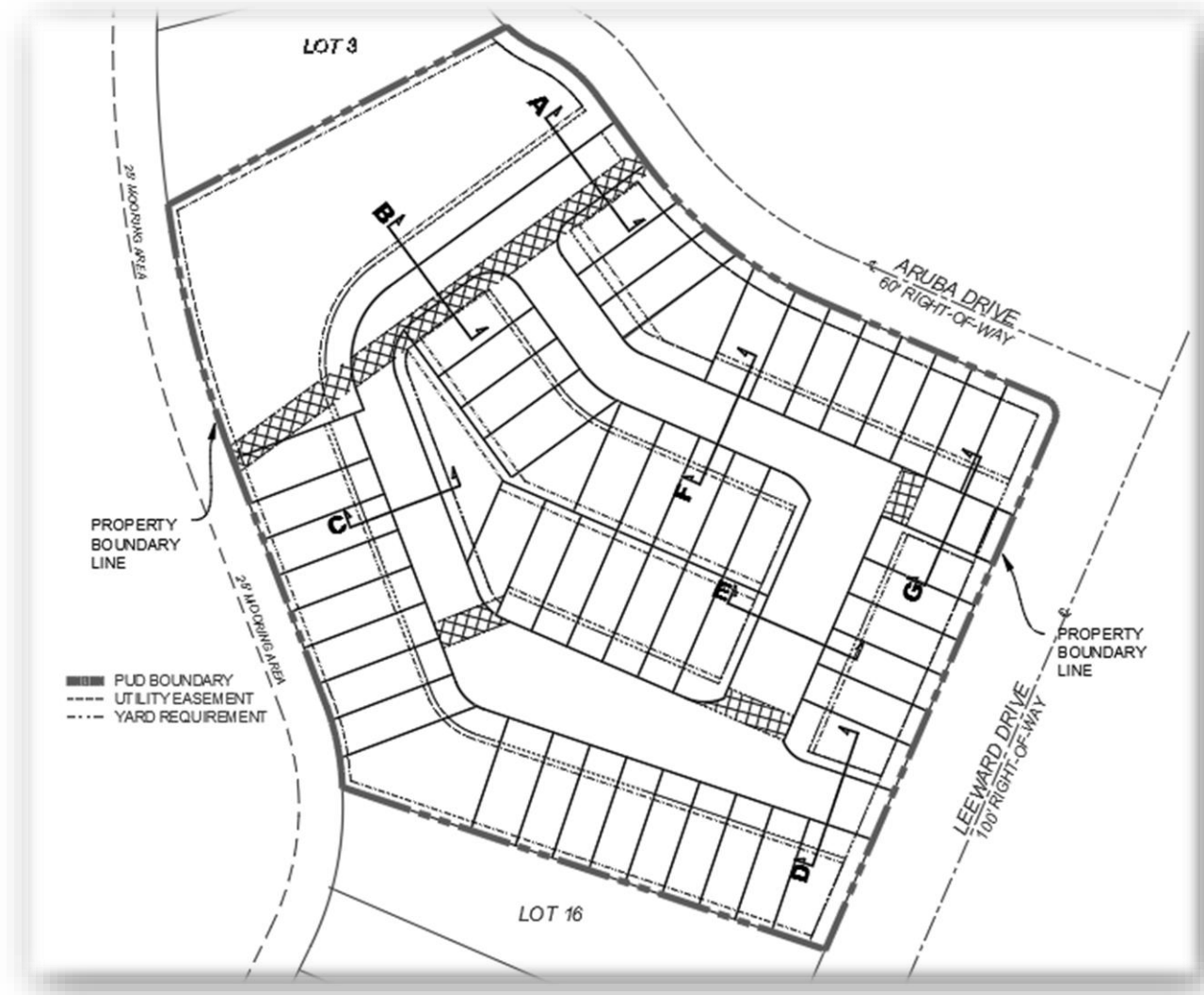
LOT TYPE	REQUIREMENTS	QUANTITY OF LOTS	QUANTITY OF PARKING REQUIRED	QUANTITY OF PARKING PROVIDED
Residential ¹	2 per unit	52	104	104
Residential - Guest Parking ¹	1 per 5 units	52	11	41
Common Area	1 per 10,360 SF	3	4	4
Commercial	1 per 355 SF	1	10	10
Total:			129	159

¹ – Parking can be provided within the unit or anywhere within the limits of the development.

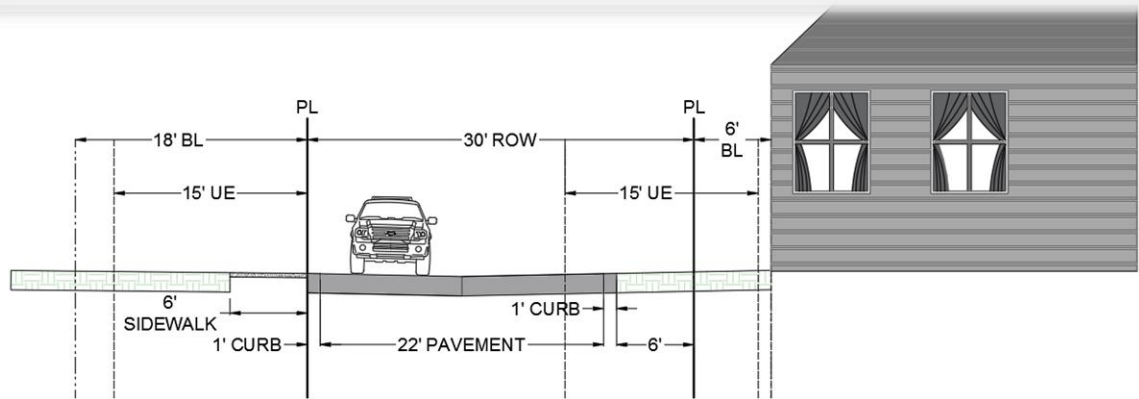
TYPICAL CROSS SECTION

The following are Typical Cross Section(s) for the development:

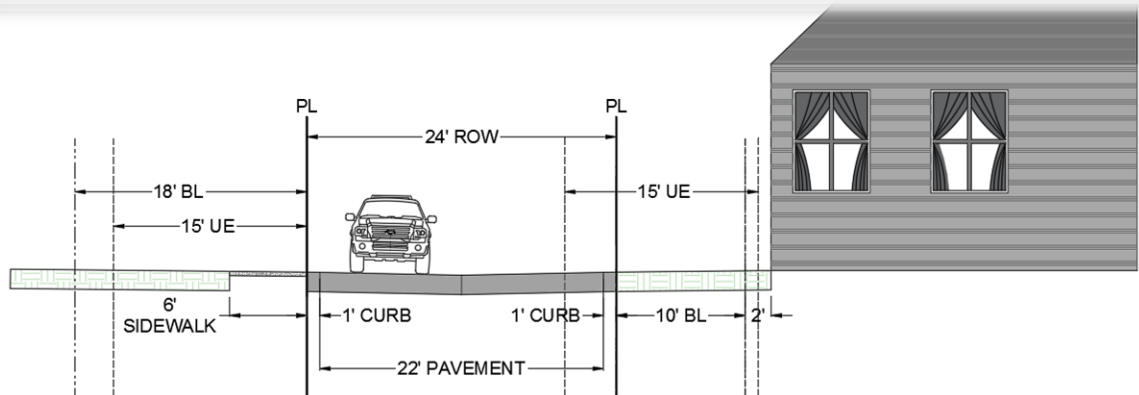
NOTE: The Right of Way is a Private Access Easement and Private Utility Easement.



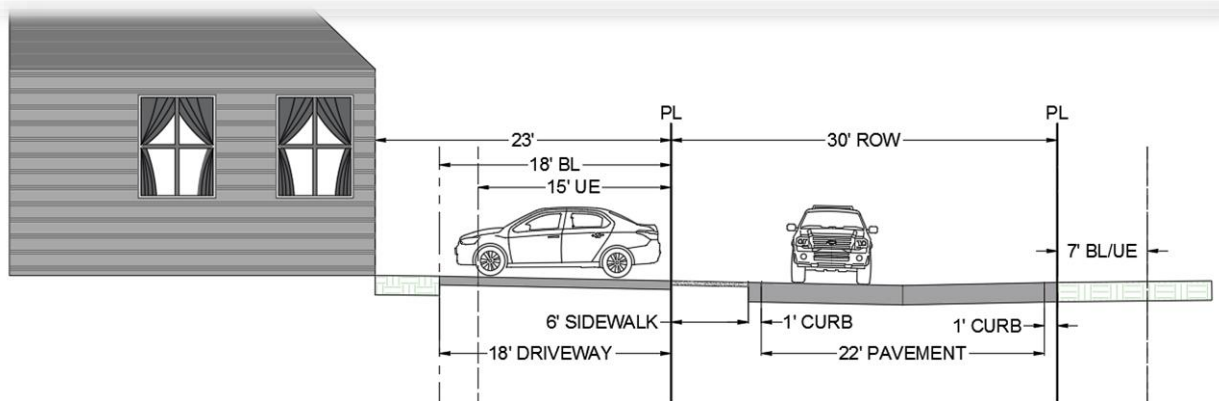
Cross Section A



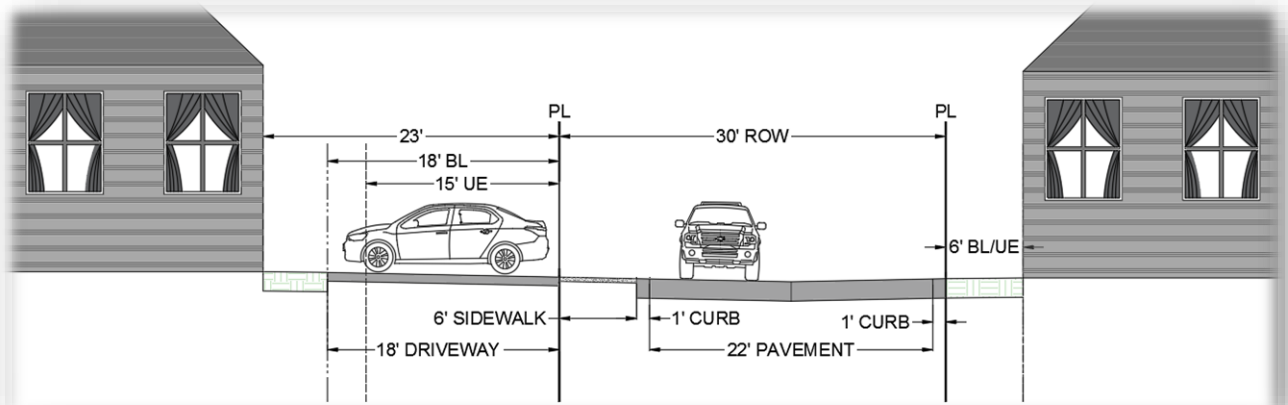
Cross Section B



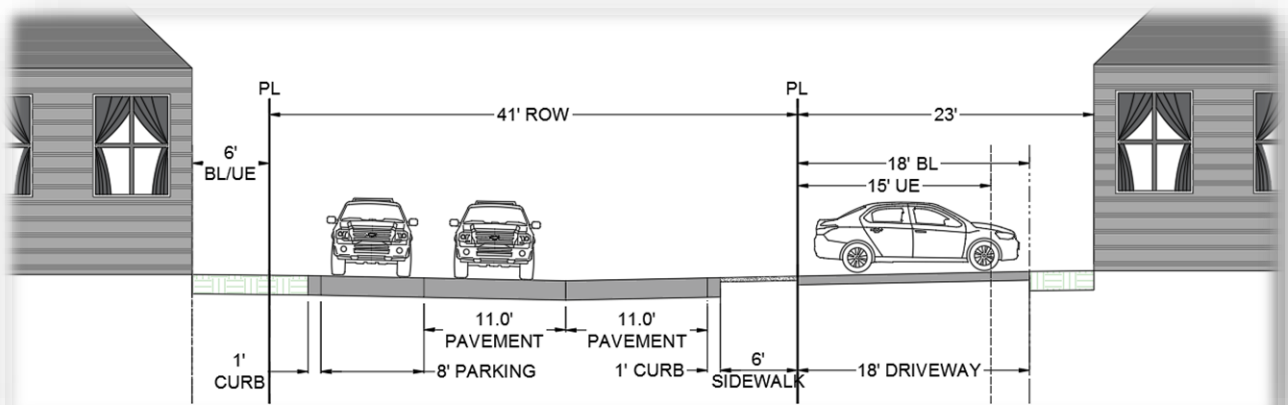
Cross Section C



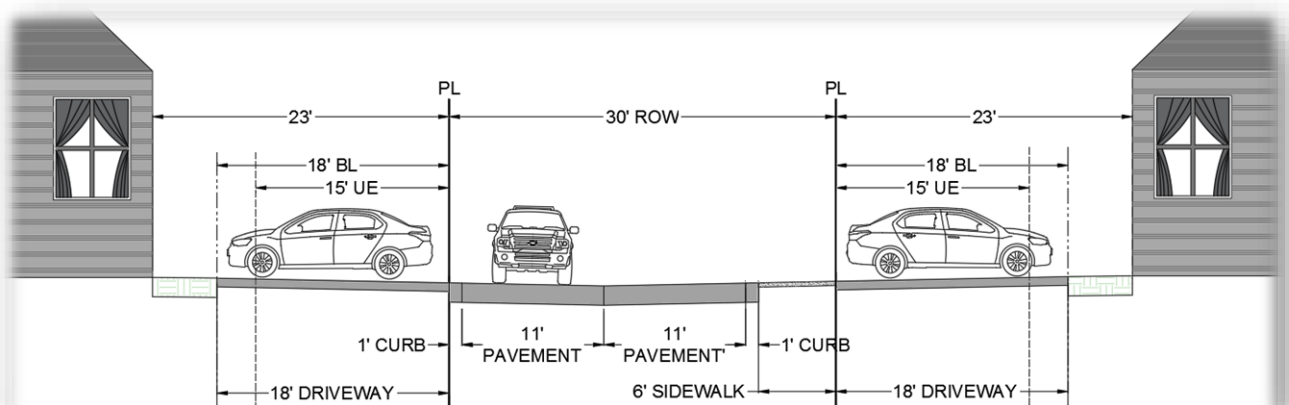
Cross Section D



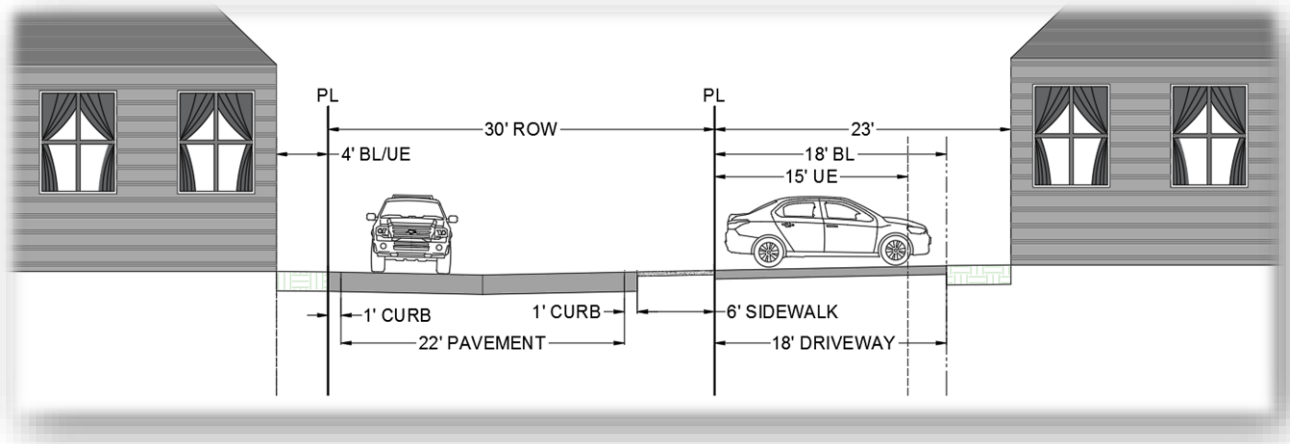
Cross Section E



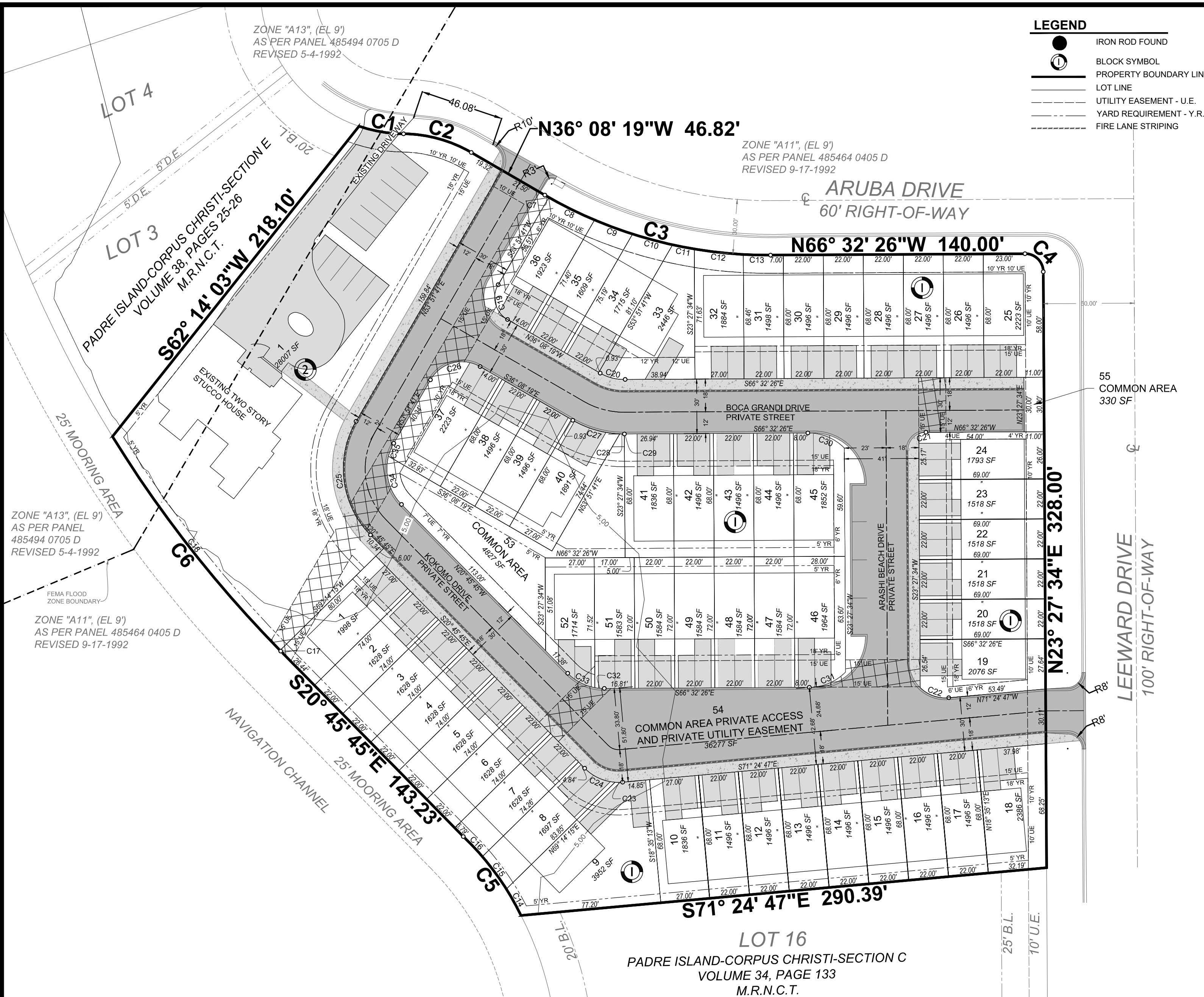
Cross Section F



Cross Section G



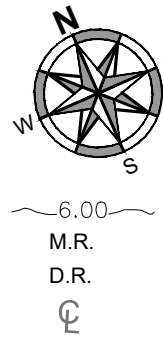
For illustration purposes only. Residential structures may vary.



LEGEND

- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- FIRE LANE STRIPING

- DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE
- CURVE LOCATION
- PUBLIC EASEMENT CROSSING PRIVATE EASEMENT
- FEMA FLOOD ZONE BNDY
- MOORING LINE



0 20 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'
EXISTING ELEVATION
MAP RECORDS
DEED RECORDS
CENTERLINE OF RIGHT OF WAY

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.03	80.00	17.93	S56° 28' 35"E	24.93
C2	39.04	76.34	29.30	N50° 47' 21"W	38.62
C3	130.00	245.02	30.40	S51° 20' 20"E	128.48
C4	15.71	10.00	90.00	N21° 32' 26"W	14.14
C5	54.07	150.58	20.57	N12° 24' 17"W	53.78
C6	150.39	667.77	12.90	S14° 18' 46"E	150.07
C7	2.50	245.02	0.58	S36° 25' 53"E	2.50
C8	28.08	245.02	6.57	S40° 00' 23"E	28.06
C9	22.33	245.02	5.22	S45° 54' 01"E	22.32
C10	22.79	245.02	5.33	S51° 10' 32"E	22.78
C11	12.10	245.02	2.83	S55° 15' 15"E	12.09
C12	27.20	245.02	6.36	S59° 50' 55"E	27.19
C13	15.01	243.24	3.54	S64° 47' 24"E	15.01
C14	16.61	150.58	6.32	N5° 16' 38"W	16.60
C15	22.24	150.58	8.46	N12° 40' 06"W	22.22
C16	15.22	150.58	5.79	N19° 47' 45"W	15.22
C17	0.56	667.77	0.05	N20° 44' 27"W	0.56
C18	149.83	667.77	12.86	N14° 17' 20"W	149.52
C19	21.99	14.00	90.00	N8° 51' 41"E	19.80
C20	13.80	26.00	30.40	N51° 20' 23"W	13.63
C21	4.12	10.00	23.58	S78° 19' 47"E	4.09
C22	17.21	20.00	49.30	S46° 45' 48"E	16.68
C23	4.25	26.00	9.36	S66° 44' 05"E	4.24
C24	18.74	26.00	41.29	S41° 24' 34"E	18.34
C25	67.73	52.00	74.62	S16° 32' 58"W	63.04
C26	31.42	20.00	90.00	S81° 08' 19"E	28.28
C27	27.12	56.00	27.74	S50° 00' 39"E	26.85
C28	2.54	56.00	2.60	S65° 10' 55"E	2.54
C29	0.06	56.00	0.06	S66° 30' 39"E	0.06
C30	22.28	28.00	45.58	S43° 44' 54"E	21.69
C31	22.28	28.00	45.58	N89° 19' 59"W	21.69
C32	5.22	28.00	10.67	S61° 12' 16"E	5.21
C33	17.16	28.00	35.11	S38° 18' 55"E	16.89
C34	28.71	28.00	58.74	N8° 36' 32"E	27.47
C35	7.76	28.00	15.88	N45° 55' 15"E	7.74

GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 3.65 ACRES OF LAND INCLUDING PRIVATE STREET.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983). ELEVATIONS ARE BASED ON NGVD29.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE YARD REQUIREMENTS ARE AS DEPICTED AND BASED ON THE PUD.
- NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE FLOOD INSURANCE RATE MAP (FIRM), OR 18

INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF UNCURRED), WHICHEVER IS HIGHER.

- RECEIVING WATERS:
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ HAS ALSO CATEGORIZED THE LAGUNA MADRE RECEIVING WATER AS "CONTACT RECREATION" USE.
- FEMA INFORMATION:
PLOTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0405D, MAP REVISED SEPTEMBER 17, 1992, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A11 (WITH ELEVATION OF 9'), AND ON COMMUNITY-PANEL NO. 485494 0705D, MAP REVISED MAY 4, 1992, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13 (WITH ELEVATION OF 9'), DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- IMPROVEMENTS
10.1. LOTS:
10.1.1.A. SINGLE-FAMILY - 52 (LOTS 1-52, BLOCK 1)
10.1.1.B. COMMON AREA - 3 (LOTS 53-55, BLOCK 1; 41,434 SF)

10.1.1.B.A.

BLOCK 1, LOT 54 - PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.

10.1.1.C. COMMERCIAL - 1 (LOT 1, BLOCK 2; NOT OWNED BY HOME OWNERS ASSOCIATION)

- ALL ROADS, SANITARY SEWER LINES, AND COMMON AREAS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
- THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES
B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THE ARUBA PUD ORDINANCE NUMBER IS XXXX-XX.
- VEHICULAR ACCESS SHALL BE PROHIBITED ONTO LOTS 18-25 AND 55, BLOCK 1 FROM LEEWARD DR. AND LOTS 25-36, BLOCK 1 FROM ARUBA DR.

MASTER SITE PLAN OF ARUBA P.U.D.

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

Hanson Professional Services Inc.



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PROJECT NO: 16E0337	DRAWING NAME: CENTRAL	PLAT: 08/2017