

Ordinance amending the Unified Development Code (“UDC”) upon application by Ocean Harbor, Inc. (“Owner”), by changing the UDC Zoning Map in reference to 17A, Block 52, Padre Island-Corpus Christi, Section B, from the “RM-AT/IO” Multifamily AT District with Island Overlay to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application by Ocean Harbor, Inc. (“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, public hearings were held on Wednesday, July 30, 2014, during a meeting of the Planning Commission, and on Tuesday, August 26, 2014, 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 Ocean Harbor, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning to Lot 17A, Block 52, Padre Island-Corpus Christi, Section B, located along the east side of Leeward Drive, approximately 270 feet south of Saint Bartholomew Avenue, from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay (Zoning Map No. 028026 as shown in Exhibits “A” ,“B” and “C.” Exhibit A, which is a location map pertaining to the Property, Exhibit B, which is a Master Site Plan, and Exhibit C, which is a plat of 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 following ten conditions:

1. **Master Site Plan:** The Owner shall develop the Property in accordance with the Master Site Plan and Plat. The development of the Property is to consist of 48 townhouse units and common area amenities and shall be constructed in one phase.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 18.67 dwelling units per acre.

3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The Property must have a minimum of 100 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setback along Leeward Drive shall be 10 feet. Minimum 18-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum rear yard setbacks for all lots shall be five feet. Minimum building separation between unattached townhouse units shall be 10 feet. Minimum five-foot wide side yard is required along private roadways. Minimum width for townhouse lots shall be 17 feet.
6. **Open Space:** The Property must maintain a minimum of 28.8% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The Property shall provide two, 2-way private streets with a width of not less than 24 feet. The private streets shall be striped to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** A minimum five-foot wide sidewalk shall be constructed along one side of the private street.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 4. 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 5. 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 6. 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 7. Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

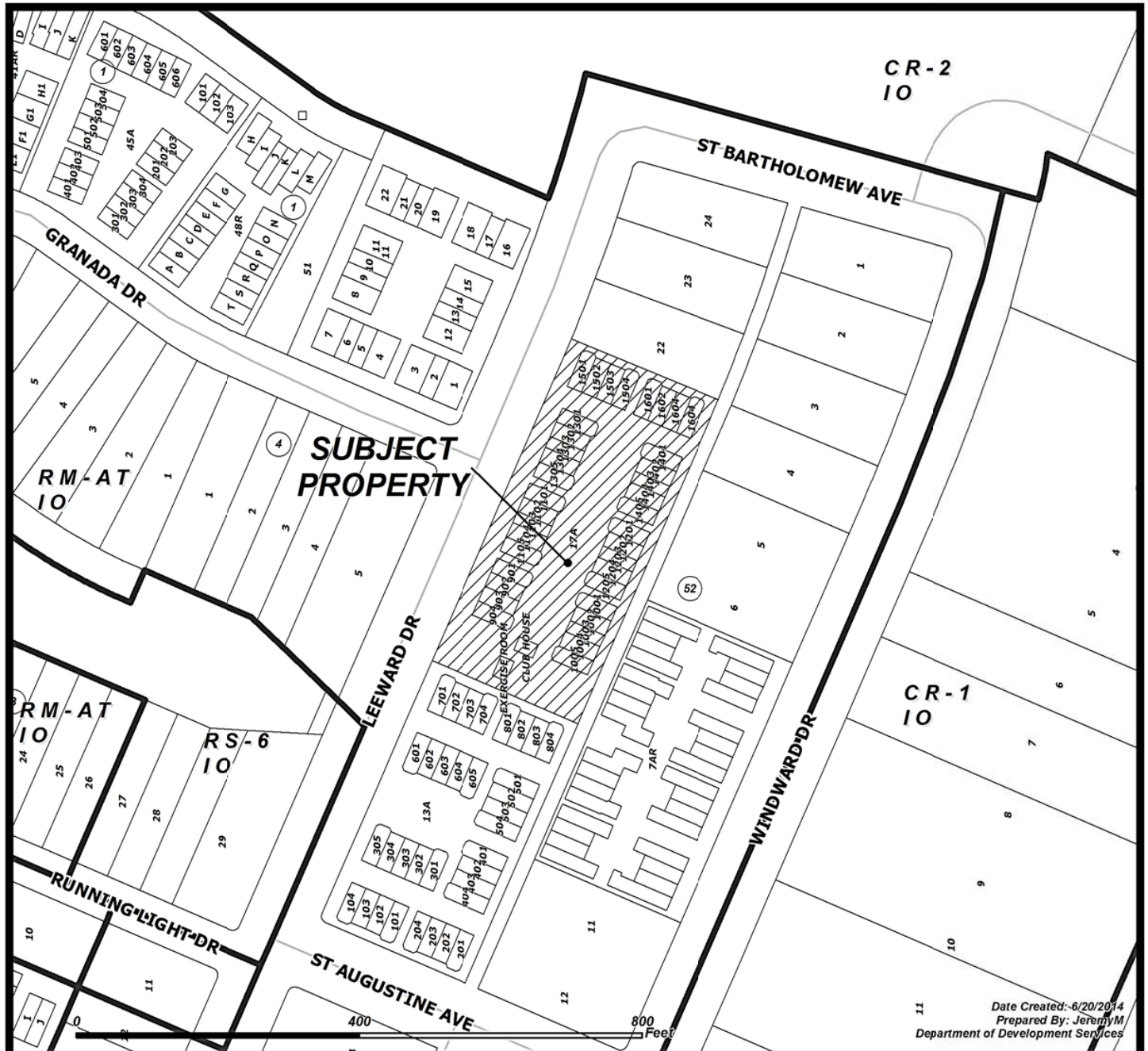
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20____

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

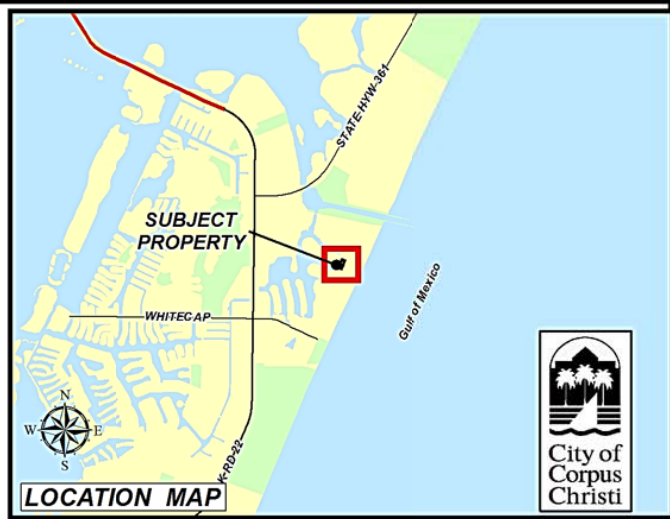


Date Created: 6/20/2014
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0714-04
SUBJECT PROPERTY WITH ZONING

 Subject Property

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	



Planned Unit Development for:

Village by the Beach

Padre Island, Corpus Christi, Texas

Willard Hammonds II
[Owner]

Submitted By:

Naismith Engineering, Inc.
4501 Gollihar Road
Corpus Christi, TX 78411
TBPE F-355

South Texas Prime Design Group, Inc.
15217 S. Padre Island Drive Suite 201
Corpus Christi, TX 78418

Engineer: Craig B. Thompson, P.E.

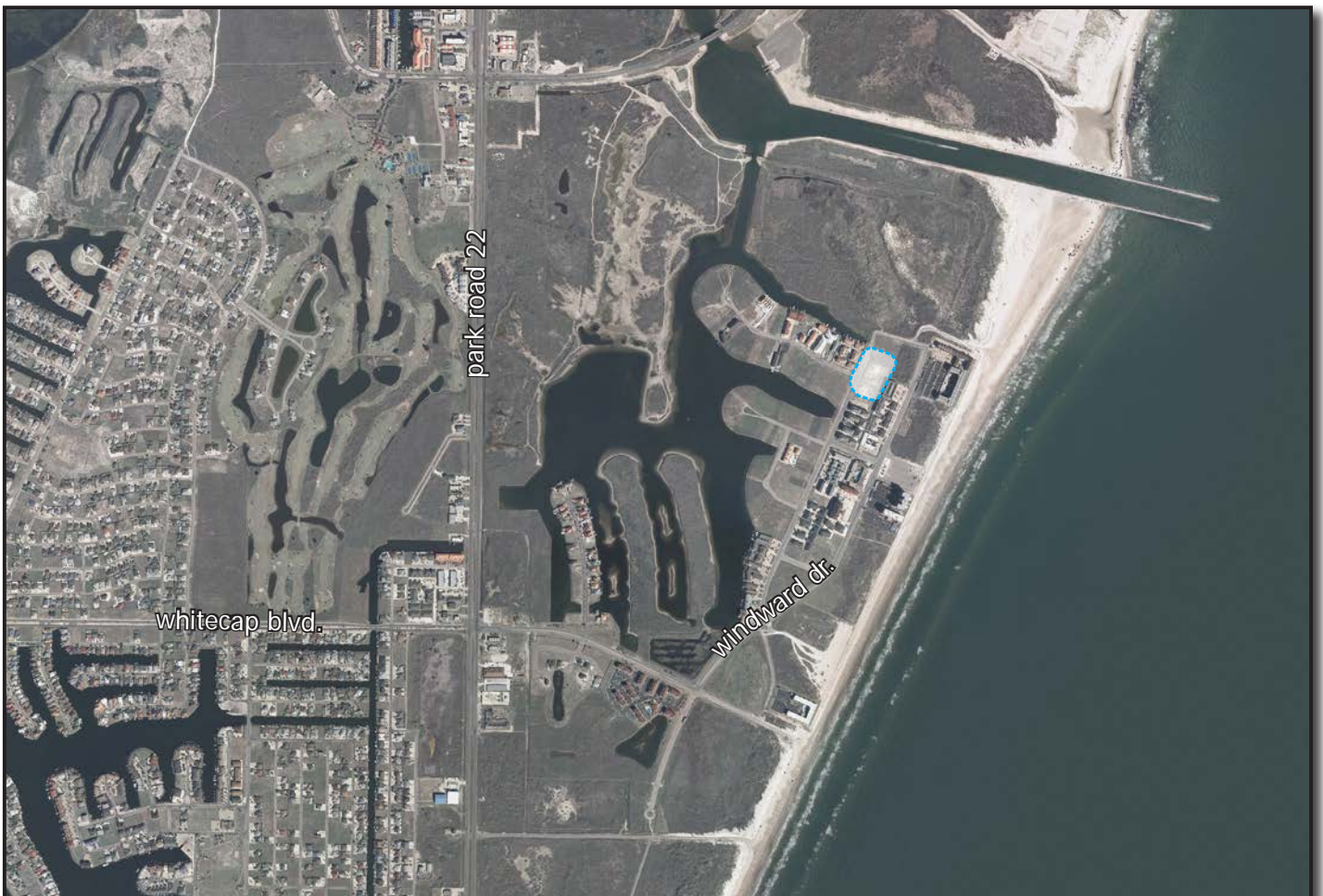
Designer: Jon Hall



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location map



general info

The Planned Unit Development for Padre Island-Corpus Christi, Section B, Block 52 consists of a Re-Plat of Lot 17A on Leeward Dr. intersecting Granada Dr. on Padre Island. The development will be non-gated with attached single-family units.

Village by the Beach will be a Re-Plat of Lot 17A into 54 lots of which 48 will be Single Family Residential Units, 2 will be Common Area lots, 2 will be Common Area with shared parking and 2 will be Private Access & Utility Easements. The property sits on 2.57 acres of vacant land and lot 17A zoned RM-AT. The Future Land Use plan designates this area as 'Tourist' as well.

adjacent zoning

The area directly adjacent to Village by the Beach development on all sides is zoned RM-AT. RS-6 & CR-2 & CR-1 zoning designations exist in the area but not directly adjacent to the property.



property description

The Planned Unit Development for Padre Island-Corpus Christi Section B, Block 52 consists of a Re-Plat of Lots 17A. Village by the Beach is a 2.57 acre tract of land along Leeward Dr. The existing zoning on the property is RM-AT with a 'Tourist' designation on the Future Land Use Plan for the City of Corpus Christi. According to the Flood Insurance Rate Map (FIRM), this property is in Zone B.

This Planned Development fits with the existing characteristics of the surrounding properties and will fit with the culture of Padre Island.



deviations table | village by the beach

Description	Zone / Platting Ordinance Requirement (RS-TH)	Village by the Beach
Min. Site Area (SF)	20,000	112,021
Min. Area per Dwelling Unit (SF)		
Front Access	2,600	1,326
Rear Access	2,200	n/a
Shared Parking	1,600	1,190
Min. Dwelling Unit Width (FT)		
Front Access	26	17
Rear Access	22	n/a
Shared Parking	16	17
Min. Yards (FT)		
Street	10	10
Street (corner)	10	10
Side (single)	0	0
Side (total)	0	0
Rear	5	5
Min. Building Separation (FT)	10	10
Min. Open Space	30 %	28%
Max. Height (FT)	45	45
Curb Type	6" Curb & Gutter	1' Ribbon Curb: See Exhibit 6 - Page 8
Parking Requirement	1.5 / unit (1 Bedroom) 2 / unit (2 Bedroom) 1 / 5 units (Guest)	1.5 / unit (1 Bedroom) 2 / unit (2 Bedroom) 1 / 5 units (Guest)
Sidewalks	5' on Both Sides of Road	5' on One Side of Road

development guidelines | village by the beach

**Residential Lots:
Block 1, Lots 1-48**

- Lot Size: Minimum 1,190 sf
Maximum 2,885 sf
- Lot Width: Minimum 17 Feet
Maximum 25 Feet
- Front Yard Requirement: 10 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: Zero Lot Line
- Maintenance: Lot owner and/or Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: Maximum - 2 Stories, 30' Roof Peak of Habitable space.
- Parking Requirement: 1.5 / Unit, 2.0 / Unit & 1 / 5 Units (94 Spaces Required)
100 Spaces Provided - See Parking Plan on Page 8.
- Usage: Single Family Residential
- Improvements: Structure, decks, porches, etc. shall not protrude beyond the Yard, Easement or Property Line (whichever is applicable).
Rear Yard Patios to be constructed with Pervious Material.

**Private Access and Utility Easement:
Block 1, Lot 51 & 52**

- Maintenance: Home Owners Association (HOA)
- Parking Requirement: Parking allowed in Designated Areas only.
No Parking allowed on Village Beach Way or Village Beach Drive.
- Usage: Areas supporting the community: Vehicular Access Drive, Pedestrian Access, Walkways, etc.

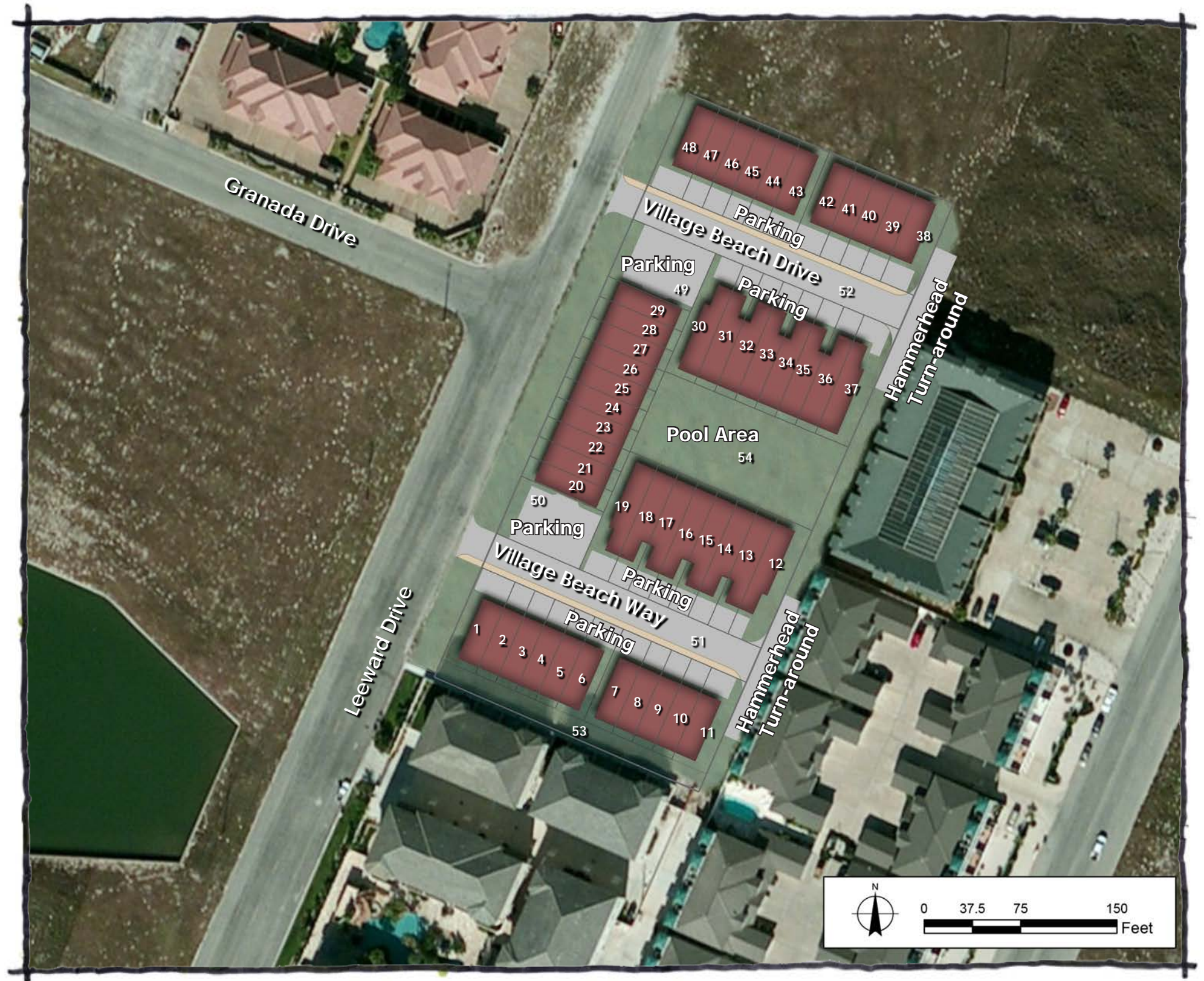
**Common Area:
Block 1, Lots 53 & 54**

- Lot Size: Minimum 3,375 sf
Maximum 10,743 sf
- Lot Width: Minimum 5 Feet
Maximum 160 Feet
- Front Yard Requirement: 5 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: Not Applicable
- Maintenance: Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: Maximum - 1 Stories
- Parking Requirement: No parking allowed in Common Area, Lots 53 & 54
- Usage: Non-Residential Structures supporting the community.
- Improvements: Structure, decks, porches, etc. shall not protrude beyond the Yard, Easement or Property Line (whichever is applicable).

**Common Area Shared Parking:
Block 1, Lots 49 & 50**

- Lot Size: 3,404 sf
3,429 sf
- Lot Width: Minimum 5 Feet
Maximum 70 Feet
- Front Yard Requirement: 5 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: Not Applicable
- Maintenance: Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: n/a
- Parking Requirement: Shared Parking allowed in Common Area, Lots 49 & 50.
- Usage: Non-Residential Structures supporting the community.
- Improvements: Structure, decks, porches, etc. shall not protrude beyond the Yard, Easement or Property Line (whichever is applicable).

lot layout | village by the beach



Open Space Calculation

Paved Areas

Parking:	18,590 sf
Roadway:	10,949 sf
Sidewalk:	2,168 sf
Total Paved Area:	31,707 sf

Building Area: 48,004 sf

Total Open Space: 32,310 sf

Total Area: 112,021 sf

Total Open Space: 28.8%

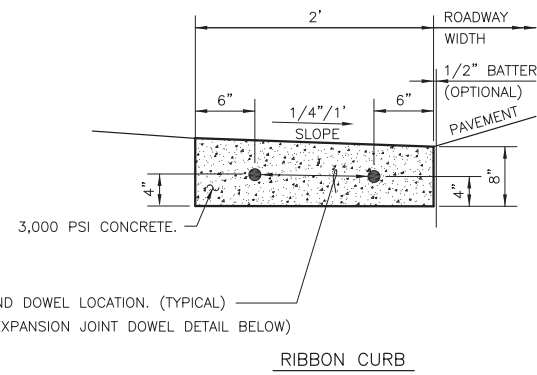
Note: Rear Yard Patios to be constructed with Pervious Materials



vehicular / pedestrian access | village by the beach

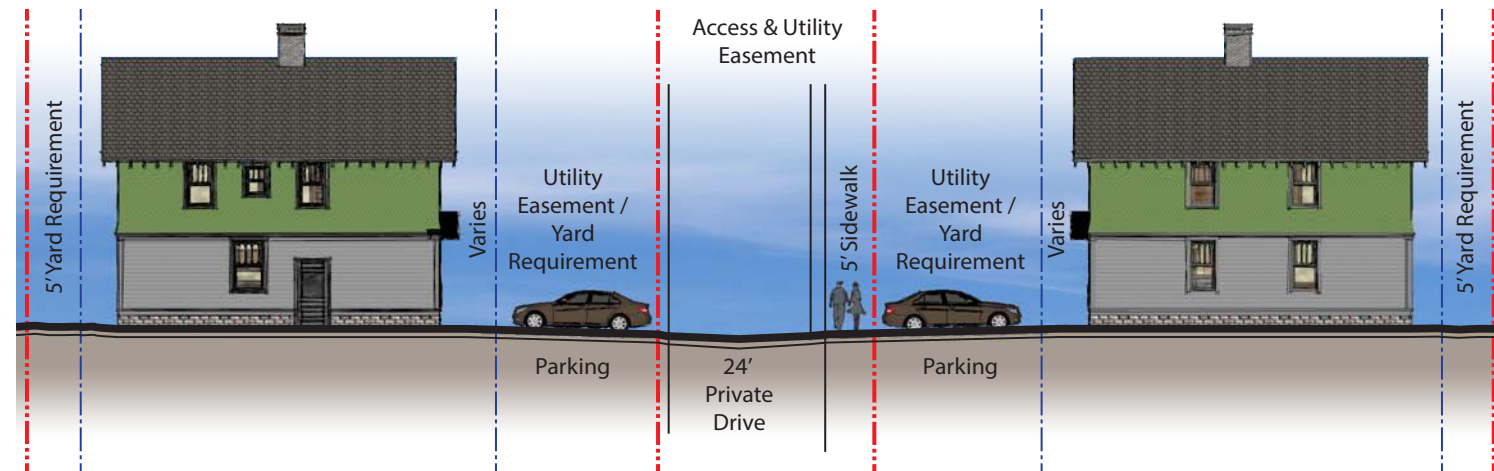
Vehicular and Pedestrian access will be provided with two 24' back of curb to back of curb Two-Way Private Access Drives named 'Village Beach Drive' and 'Village Beach Way'. Village Beach Drive will provide access to single family lots 30-48 and access to lots 1-19 will be from Village Beach Way. Both drives will be dead-end private streets longer than 150' in length perpendicular to Leeward Drive requiring a 'hammer-head turnaround' in the alley directly behind the property for fire access. There will not be a security gate for entrance to or exit from the property.

typical ribbon curb | village by the beach



#4 REBAR AND DOWEL LOCATION. (TYPICAL)
(SEE CURB EXPANSION JOINT DOWEL DETAIL BELOW)

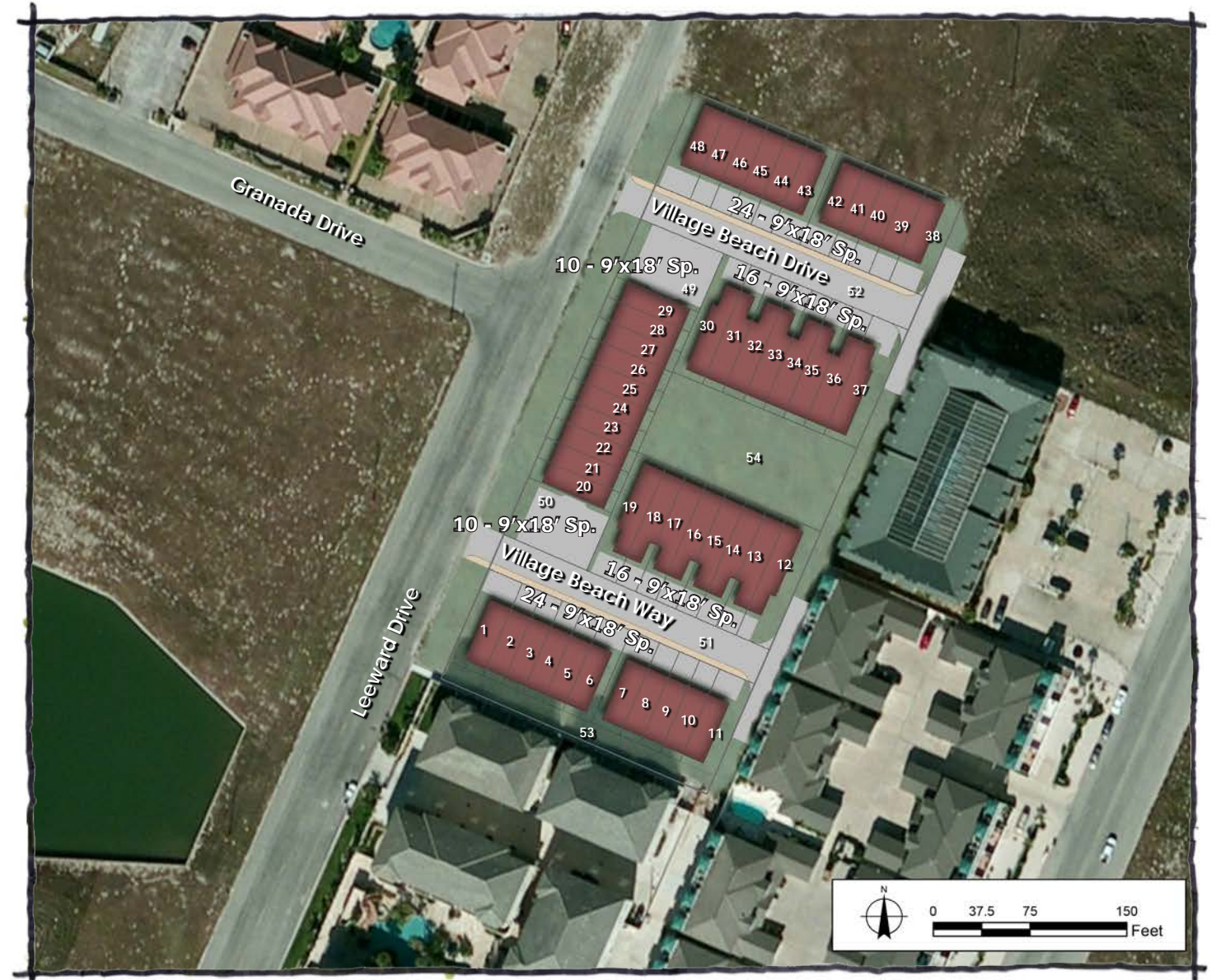
typical cross section | village by the beach



parking requirements | village by the beach

Parking will be within designated parking areas for each unit including space for overflow parking. The Parking Layout is shown on the right.

Pedestrian access will be within a designated 5' wide sidewalk adjacent to both roadways.



Parking Requirements

Required Spaces:	
One-Bedroom	1.5 / Unit
Two-Bedroom	2.0 / Unit
Guest	1 / 5 Units
Total:	94 Spaces

Provided Spaces: 100 Spaces

PLAT OF VILLAGE BY THE BEACH P.U.D.

BEING A REPLAT OF LOT 17A, BLOCK 52, PADRE ISLAND-CORPUS CHRISTI, SECTION B, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGES 13-14, M.R.N.C., TEXAS AND CONTAINING 2.57 ACRES OF LAND

STATE OF TEXAS
COUNTY OF NUECES

_____ does hereby certify that it is the owner of the lands embraced within the boundaries of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the _____ day of _____, 2014.

By: _____
Willard H. Hammonds II, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2014.

Notary Public



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

This plat of VILLAGE BY THE BEACH P.U.D., approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 2014.

Barney Williams, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of VILLAGE BY THE BEACH P.U.D., approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 2014.

Phillip Ramirez, AIA, LEED-AP
Chairman

Barney Williams, P.E.
Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Diana T. Barrera, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of VILLAGE BY THE BEACH P.U.D., dated the _____ day of _____, 2014, with its certificate of authentication was filed for record in my office this the _____ day of _____, 2014, at _____ o'clock __.M. and duly recorded in Volume _____, Page _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said office in Corpus Christi, Texas, this the _____ day of _____, 2014.

No. _____

Filed for record
At _____ o'clock __.M.
_____, 2014.

Diana T. Barrera
County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

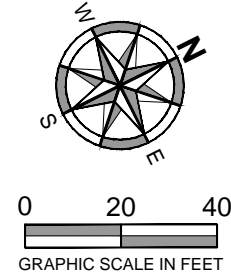
Naismith Engineering, Inc.

Date: _____

Naismith Engineering, Inc.
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • SURVEYING
4501 COLLIER ROAD, 600 W. 8TH SUITE 300, 405 W. POWELL AVE
CORPUS CHRISTI, TX 78411, AUSTIN, TX 78701, BROWNSVILLE, TX 78023, VICTORIA, TX 77901
PH: (361) 814-9900, PH: (512) 708-9322, PH: (956) 541-1155, PH: (800) 877-2831
TBAE F-13553, TBPB F-365, TBPB F-50017, TBPBLS F-100395-00

PLAT OF VILLAGE BY THE BEACH P.U.D.
BEING A REPLAT OF LOT 17A, BLOCK 52, PADRE ISLAND-CORPUS CHRISTI, SECTION B, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGES 13-14, M.R.N.C., TEXAS AND CONTAINING 2.57 ACRES OF LAND.

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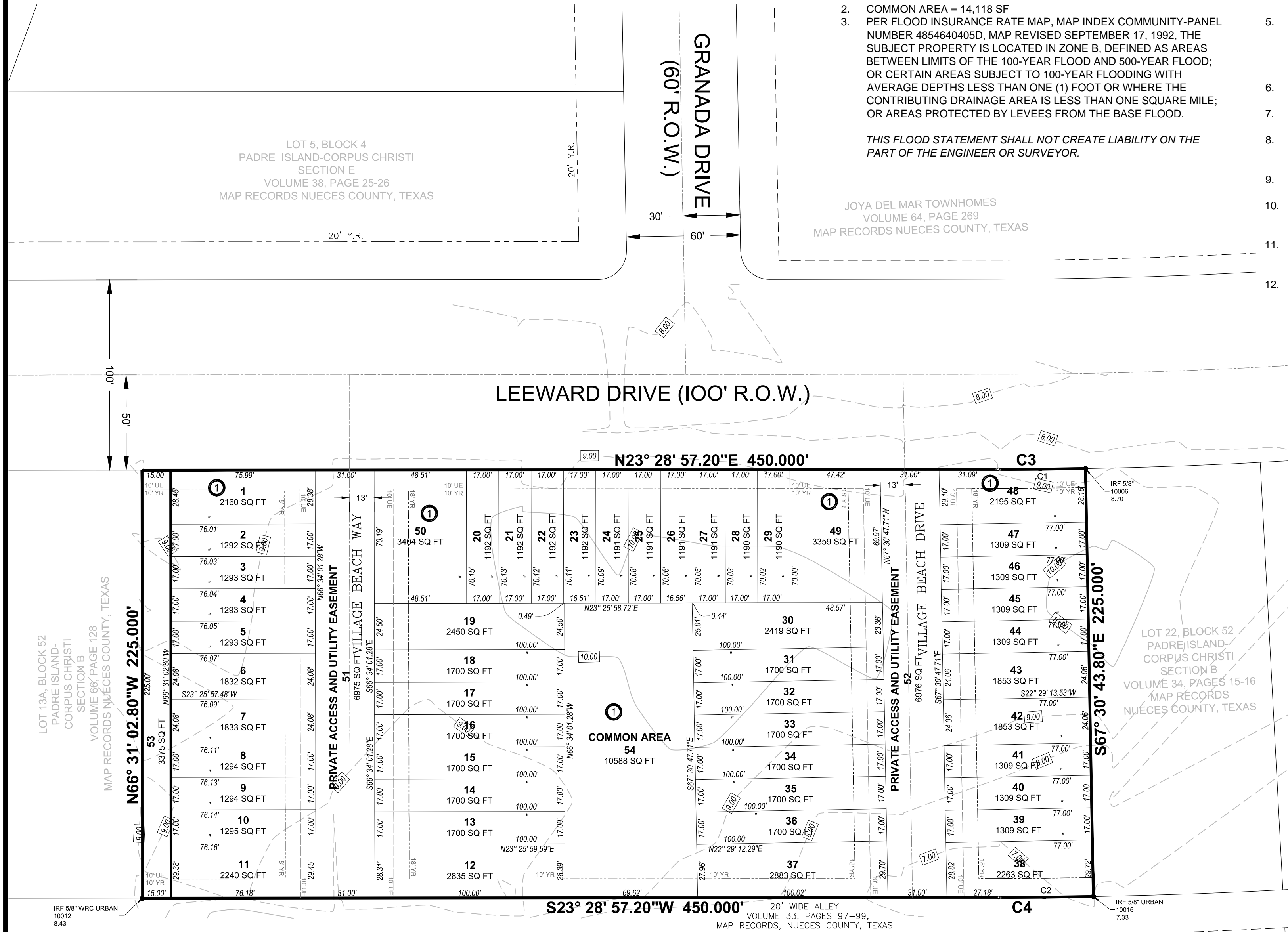
PLAT OF VILLAGE BY THE BEACH P.U.D.

NOTES:

- TOTAL PLATTED AREA CONTAINS 2.57 ACRES OF LAND, INCLUDING PRIVATE STREETS.
- COMMON AREA = 14,118 SF
- PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 485464045D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE B, DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83). ELEVATIONS ARE BASED ON NAVD88, GEOID09.
- 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.
- VEHICULAR / DRIVEWAY ACCESS ONTO LEEWARD DRIVE PROHIBITED FROM BLOCK 1, LOTS #1 & #20 - 29, 48, 49 & 50.
- BLOCK 1, LOT #53 & 54 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOT #51 & 52 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. 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 YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- RECEIVING WATERS:** THE RECEIVING WATERS FOR THE STORMWATER RUNOFF FOR THIS PROJECT IS THE LAGUNA MADRE. THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE T.C.E.Q. ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION".



Curve Table : PARCEL					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.92	2645.00	0.99	N22° 59' 07"E	45.92
C2	49.83	2870.00	0.99	S22° 59' 07"W	49.82

Curve Table : BOUNDARY					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	45.92	2645.00	0.99	N22° 59' 07"E	45.92
C4	49.83	2870.00	0.99	N22° 59' 07"E	49.82

LEGEND

- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE - ϵ
- ACCESS EASEMENT - A.E.
- M.R. MAP RECORDS

PLAT OF VILLAGE BY THE BEACH P.U.D.

BEING A REPLAT OF LOT 17A, BLOCK 52, PADRE ISLAND-CORPUS CHRISTI, SECTION B, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGES 13-14, M.R.N.C., TEXAS AND CONTAINING 2.57 ACRES OF LAND.

NaismithEngineering, Inc.
 ARCHITECTURE ENGINEERING ENVIRONMENTAL SURVEYING
 4501 GOLLUHAR ROAD
 CORPUS CHRISTI, TX 78411
 PH: (361) 814-9900
 TBPE F-13553

ENGINEER SURVEYOR EMAIL: CThompson@naismith-engineering.com
 DRAWN BY: AB
 CHECKED BY: SKM
 APPROVED BY: CBT
 SURVEY DATE: NA
 DRAWING NUMBER: 362014

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