

PLANNING COMMISSION FINAL REPORT

Case No.: 1213-01

HTE No.: 13-10000038

Planning Commission Hearing Date: May 21, 2014

Applicant & Legal Description	<p>Applicant/Owner/Representative: Laguna Village, Inc. Legal Description/Location: 3.0-acre tract of land out of all of Lot 1-A, the remaining portions of Lots 1, 2 and 3, and all of Lots 15, 16, 17, 18 and 19, Surfside Addition. The subject property is located on the northeast corner of Laguna Shores Road and Caribbean Drive.</p>			
Zoning Request	<p>Tract 1: From: "CG-2" General Commercial District To: "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay</p> <p>Tract 2: From: "CG-2/PUD" General Commercial District with a Planned Unit Development Overlay To: "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay</p> <p>Area: 3.0 acres Purpose of Request: To allow a 40-unit single-family Planned Unit Development that deviates from typical "RS-4.5" Single-Family 4.5 District development standards.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"CG-2" General Commercial and "CG-2/PUD" General Commercial with PUD Overlay	Vacant	Commercial
	North	"CG-2" General Commercial	Commercial/ Low Density Residential	Commercial
	South	"CG-2" General Commercial and "RS-6" Single-Family 6	Vacant & Low Density Residential	Commercial/Low Density Residential
	East	"RS-6" Single-Family 6	Vacant	Commercial
	West	"CN-1" Neighborhood Commercial	Commercial	Commercial

ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Development Plan and is proposed for residential uses. The proposed rezoning to the “CR-2/PUD” Resort Commercial District with a Planned Unit Development Overlay is consistent with the adopted Future Land Use Plan, which slates the property for commercial uses. Map No.: 035028 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has approximately 184 feet of frontage along Laguna Shores Road, which is designated as a “P1” Parkway, and has approximately 743 feet of frontage along Caribbean Drive, which is designated as a “C1” Residential Collector street.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Laguna Shores Road	Parkway	80’ ROW 40’ paved	70’ ROW 22’ paved	Not Available
	Caribbean Drive	Minor Collector	60’ ROW 40’ paved	55’ ROW 22’ paved	Not Available

Staff Summary:

Requested Zoning: Requested Zoning: The applicant is requesting a rezoning from the “CG-2” General Commercial District to the “CR-2/PUD” Resort Commercial District with a Planned Unit Development Overlay on Tract 1 and from the “CG-2/PUD” General Commercial District with a Planned Unit Development Overlay to the “CR-2/PUD” Resort Commercial District with a Planned Unit Development Overlay on Tract 2 for a 40-unit single-family development. Using a PUD would commit the developer to a site plan that could not be changed significantly without public hearing.

Development Plan: The proposed Planned Unit Development (PUD) will consist of 40 single-family units on a 3.0-acre site resulting in a density of 13.33 dwelling units per acre. The lots will have a minimum area of 2,323 square feet and a minimum width of 30 feet. Each lot will have direct access to a private one-way street with a minimum width of 24 feet and a 5-foot sidewalk on one side. Each unit will be provided four parking spaces (2 stacked) for each lot. The development will maintain a minimum of 30% open space (for entire 3.0 acres). The development will be a gated community with common open space providing access to a marina and a sidewalk that leads to Laguna Shores Road.

The following table is a comparison of the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RS-4.5” Residential District. The table states all necessary deviations from the UDC.

Minimum Dimensions	“RS-4.5” District Standards	Proposed PUD	Deviation
Lot Area	4,500 SF	2,323 SF	<u>Yes</u>
Density	9.68	13.33	<u>Yes</u>
Dwelling Lot Width	45 ft.	30 ft.	<u>Yes</u>
Front Yard	20 ft.	10 ft.	<u>Yes</u>
Side Yard	5 ft.	5 ft.	No
Rear Yard	5 ft.	5 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	37.42%	No
Maximum Height	35 ft.	Not to exceed 35 ft.	No
Paved Street Width	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	No curb	<u>Yes</u>
Parking Requirement	2.0/lot	4/lot (160 total)	No
Sidewalks	4-foot on both sides or 6-foot on one side of private street	5-foot sidewalk on one side of private street	<u>Yes</u>

Existing Land Uses & Zoning: The subject property, zoned “CG-2” General Commercial District and “CG-2/PUD” General Commercial District with a Planned Unit Development Overlay, contains 3.0 acres of vacant land. North of the subject property, there are two developed properties in a “CG-2” General Commercial District. One property is a bar and the other is a residential use. South of the subject property is a residential neighborhood zoned “RS-6” Single-Family 6 District. East of the subject property is the Cayo de Oso. West of the subject property, zoned “CN-1” Neighborhood Commercial District, is developed with a Stripes convenience store.

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

Plat Status: The majority of the property is currently platted and will be replatted in accordance with the Master Development Plan.

Comprehensive Plan & Area Development Plan (ADP) Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a commercial use. A residential use would be an acceptable use as an expansion of single-family uses located south of the property. The Comprehensive Plan and Flour Bluff ADP both encourage residential development. The PUD meets the following polices of the Comprehensive Plan:

- Platting requirements will involve improvements to storm water systems and street dedications. The street dedications along with Access Management techniques will improve traffic movements at this intersection, which will encourage public access to the Cayo de Oso (Policy Statement B.11).
- The Planned Unit Development at this intersection will encourage future Capital Improvement Projects in this area as per Transportation Plan statements in the Flour Bluff ADP. One improvement will be developing Laguna Shores Road into a parkway with an 8-foot hike and bike lane on the east side of the parkway that will tie-in to the PUD entrance (Policy Statement C.5).

- The open space requirement will buffer development and drainage to the Cayo de Oso, as well as, providing a bird and wildlife lookout, a policy statement of the Flour ADP (Policy Statement B.11).
- The PUD will provide a sanitary sewer tie-in to the City's main that supports an infrastructure policy for properties with a high water table near the Cayo de Oso, thus protecting the sensitive wetland environments and water quality from septic systems (Policy Statement D.6).

Department Comments:

- The proposed rezoning is consistent with the Future Land Use Plan and the Comprehensive Plan.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes, lot widths, front yard setback, sidewalk width, and street width, while maintaining the required building height and building separation.
- 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.

Planning Commission and Staff Recommendation (May 21, 2014):

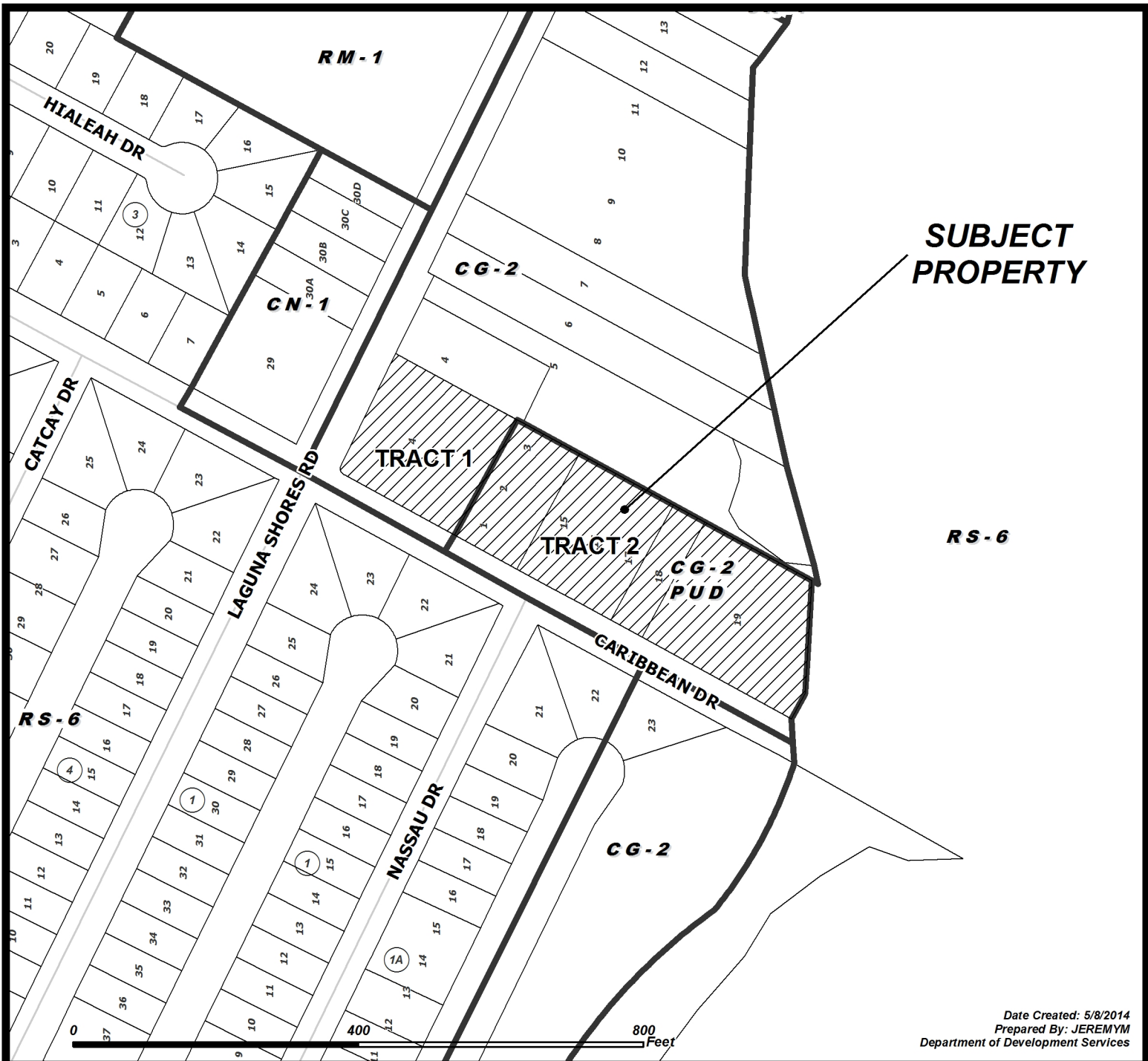
Approval of the change of zoning from the "CG-2" General Commercial District to the "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay on Tract 1 and from the "CG-2/PUD" General Commercial District with a Planned Unit Development Overlay to the "CR-2/PUD" Resort Commercial District with a Planned Unit Development Overlay on Tract 2 and that the Future Land Use Plan be amended to reflect the new residential density, subject to the following nine conditions:

1. **Master Site Plan:** The Owner shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B. The development of the Property is to consist of 40 residential 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 13.33 dwelling units per acre.
3. **Building Height:** The maximum height of any structure on the Property shall not exceed 35 feet.
4. **Parking:** The property must have a minimum of four parking spaces per lot totaling 160 parking spaces for the development. Parking is prohibited within the private street and pedestrian walkways.

5. **Setbacks and Lot Width:** Minimum setback along Laguna Shores Road shall be 20 feet. Minimum 10-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum width for a residential lot shall be 30 feet. Minimum building separation between each residential unit shall be 10 feet with a five-foot wide side yard for each lot. A four-foot encroachment into the side yard of the staircase and landing will be allowed. Construction must comply with adopted City Building Code.
6. **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.
7. **Private Street Access:** The property shall provide a one-way private street with a width of not less than 24 feet and will exit-only onto Laguna Shores Parkway. The private street shall be striped to indicate "Fire Lane/No Parking." The driveway onto Laguna Shores Road shall be for egress only.
8. **Pedestrian Access:** A minimum five-foot wide sidewalk shall be the constructed along the north side of the property as shown on the Master Site Plan.
9. **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.

Public Notification	<p>Number of Notices Mailed – 20 within 200' notification area; 3 outside notification area</p> <p>As of June 6, 2014:</p> <p>In Favor – 2 (inside notification area); 0 (outside notification area)</p> <p>In Opposition – 0 (inside notification area); 0 (outside notification area)</p> <p>For 0.00% in opposition.</p>
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- Exhibits: A. Location Map (With Existing Zoning & Notice Area)
 B. Master Development Plan




SUBJECT PROPERTY

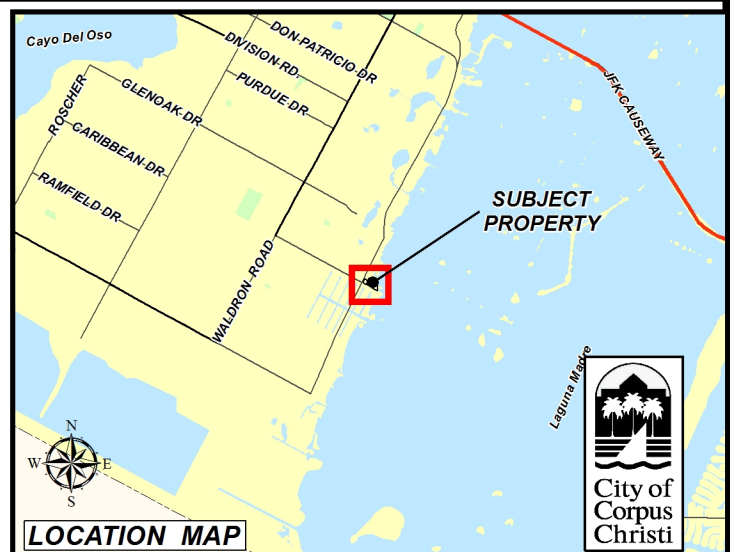
RS-6

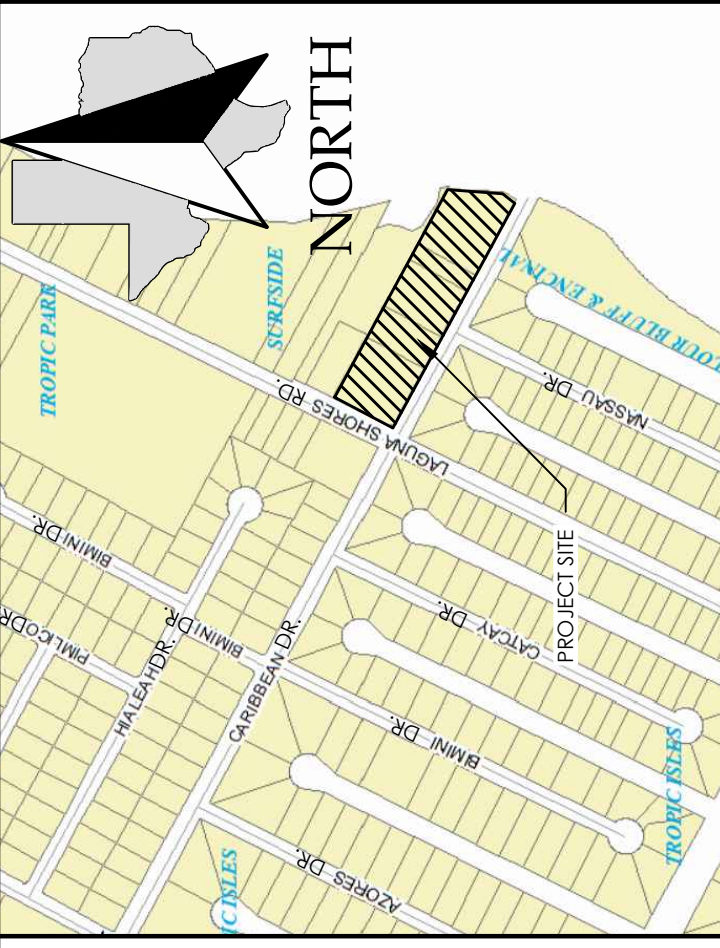
Date Created: 5/8/2014
 Prepared By: JEREMY M
 Department of Development Services

CASE: 1213-01
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		





VICINITY MAP
SCALE 1"=400'

CURVE TABLE

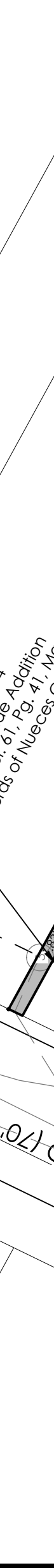
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	15.26	10.00	87°24'58"	9.56	S17°39'41"E	13.82
C2	15.26	10.00	87°25'30"	9.56	S17°39'57"E	13.82
C3	73.63	30.00	84°22'30"	45.32	N65°45'22"W	67.16
C4	24.38	30.00	46°34'03"	12.91	S84°39'43"E	23.72
C5	31.42	20.00	90°00'00"	20.00	N16°22'42"W	28.28
C6	31.42	20.00	90°00'00"	20.00	N16°22'42"W	28.28
C7	21.93	30.00	41°52'27"	11.48	S82°18'55"E	21.44
C8	2.46	30.00	4°41'35"	1.23	N74°24'03"E	2.46
C9	73.63	30.00	84°22'30"	45.32	N65°45'29"W	67.16
C10	16.16	10.00	92°34'30"	10.46	S72°20'03"W	14.46
C11	16.16	10.00	92°34'30"	10.46	S72°20'03"W	14.46
C12	15.26	10.00	87°25'30"	9.56	S17°39'57"E	13.82
C13	15.26	10.00	87°25'30"	9.56	S17°39'57"E	13.82

PLANNED UNIT DEVELOPMENT NOTES:

- PROPOSED LAND USES INCLUDING USES TO BE PROHIBITED: LAND IS PROPOSED FOR RESIDENTIAL AND DAY RENTAL USE.
- EXISTING NATURAL FEATURES SUCH AS BLUFFS, SINK HOLES, TOPOGRAPHY, DRAINAGEWAYS, 100-YEAR FLOOD PLAIN, IF APPLICABLE EXISTING TOPOGRAPHY AT A MAXIMUM OF 500' INTERVALS, SEE DEVELOPMENT PLAN FOR TOPOGRAPHY.
- LOCATION OF PROPOSED BUILDINGS, BUILDING ENVELOPES, OR BUILDING SETBACKS: SIDE YARD SETBACKS ARE 5'; REAR YARD SETBACK IS 5' AND FRONT YARD SETBACK IS 10'.
- A TABULATION OF PROPOSED DWELLING UNIT DENSITY IN RESIDENTIAL AREAS: A TOTAL OF 40 RESIDENTIAL LOTS ARE PROPOSED WITH A RATIO OF 13.33 PER ACRE.
- A TABULATION OF PROPOSED FLOOR AREA RATIOS AND MAXIMUM HEIGHTS OF PROPOSED BUILDINGS: THE FLOOR AREAS SHALL BE NO GREATER THAN THE AREA WITHIN THE SETBACKS OF EACH PROPOSED LOT. THE MAXIMUM HEIGHT OF THE BUILDINGS SHALL BE NO GREATER THAN ALLOWED BY CODE.
- PROPOSED CIRCULATION SYSTEMS, INCLUDING PRELIMINARY CROSS SECTIONS: A PRIVATE STREET SHALL BE ROUTED ONE WAY FROM CARIBBEAN DRIVE TO LAGUNA SHORES. THE ROAD SHALL BE 24' BACK TO BACK AND PAVED WITHOUT THE USE OF CONCRETE.
- PROPOSED PUBLIC PARKS, GREENBELTS, AND OTHER OPEN SPACE: LOTS 41 AND 42 OF THE DEVELOPMENT ARE COMPRISED OF THE PRIVATE ROAD AND COMMON AREAS.
- PROPOSED PUBLIC FACILITIES, I.E. SCHOOL SITES, FIRE STATION, ETC.; NO PUBLIC FACILITIES ARE PROPOSED.
- LOCATION AND TYPE: THE DEVELOPMENT IS LOCATED AT THE NORTHEAST INTERSECTION OF LAGUNA SHORES ROAD AND CARIBBEAN DRIVE. THE DEVELOPMENT IS PROPOSED FOR RESIDENTIAL USE.
- LOT SETBACKS: 5' SIDE AND REAR, 10' FRONT YARD.
- LOT WIDTHS: LOT WIDTHS ARE SHOWN ON THE DEVELOPMENT PLAN.
- LOT AREAS: LOT AREAS ARE SHOWN ON THE DEVELOPMENT PLAN.
- DESIGN OF STREET AND SIDEWALKS: SEE DEVELOPMENT PLAN.
- OPEN SPACE (PERVIOUS AREA) CALCULATION: TOTAL SIDE YARD, NON PAVED AREA = 46227.75 SF / 123671.63 SF = 37.42% OF SITE.
- STATE PROPOSED LAND USES: LAND IS PROPOSED FOR RESIDENTIAL USE.
- SHOW FOOTPRINTS OF ANY STRUCTURES TO BE CONSTRUCTED: SEE DETAIL.
- BUILDING HEIGHT: NOT TO EXCEED THAT ALLOWED BY CODE.
- BUILDING SEPARATION DISTANCE: SEE INSET.
- AMENITIES: AMENITIES SHALL INCLUDE A RECREATIONAL AREA / MARINA FOR COMMON AREA USE.
- LANDSCAPING: LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY CITY ORDINANCE.
- PARKING LAYOUT & CALCULATION: 4 PARKING SPACES (2 STACKED) SHALL BE PROVIDED FOR EACH LOT FOR A TOTAL OF 160 SPACES. NO STREET PARKING SHALL BE ALLOWED.
- PROVISION FOR TRASH SERVICE: TRASH SERVICE SHALL BE PROVIDED BY CITY OF CORPUS CHRISTI VIA INDIVIDUAL COLLECTIONS BINS FOR EACH LOT.
- SCREENING NEEDED: NO SCREENING IS PROPOSED. DEVELOPMENT WILL BE GATED WITH ENTRANCE OFF OF CARIBBEAN DR AND EXIT ONTO LAGUNA SHORES RD.
- DEVIATIONS FROM UDC: SEE CHART.
- PHASING: THE CIVIL IMPROVEMENTS SHALL BE COMPLETED IN THEIR ENTIRETY. BUILDINGS SHALL BE CONSTRUCTED INDIVIDUALLY AS REQUIRED.
- COMMON AREA EASEMENT: 15' COMMON AREA EASEMENT SHALL BE USED FOR PARKING, SIGNAGE AND/OR GENERAL MAIL FACILITIES.

LINE TABLE

LINE	LENGTH	BEARING
L1	44.04	N26°02'49"E
L2	21.03	S07°29'18"W
L3	11.48	N61°22'10"W
L4	11.48	S61°22'10"E



NO ACCESS SHALL BE GRANTED TO CARIBBEAN DRIVE FROM LOTS 21-40.

UDC STANDARDS

RS-4.5	CR-2	CR-2 (PUD)	
MAX DENSITY - UNITS PER ACRE	9.68	37	13.33
MIN LOT AREA	4500 SF	6000 SF	2323 SF
MIN LOT WIDTH	45'	50'	30'
MIN YARD - STREET FRONT	20'	20'	10'
MIN YARD - STREET CORNER	10'	15'	10'
MIN YARD - SIDE SINGLE	5'	10'	5'
MIN YARD - SIDE TOTAL	10'	20'	10'
MIN YARD - REAR	5'	10'	5'
MIN OPEN SPACE	30%	30%	37.42%
MAX HEIGHT	35'	NONE LISTED	35'



NOTE: THIS DOCUMENT IS FOR PRELIMINARY PLATING PURPOSES. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

FOR INTERIM REVIEW: NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.

JSA J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions

JAMES SCHWARZ, PE
NAME
TX 89466
LICENSE NO.
5-13-14
DATE

REVISION

REVISION	DATE

DEVELOPMENT PLAN
ANDY NORTON

LAGUNA VILLAGE P.U.D.

REVISION

FILE NAME	REVISION NUMBER	SCALE	SHEET NUMBER
BASEEXP	0	1"=40'	001

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