

STAFF REPORT

Case No. 0321-01

INFOR No.

Planning Commission Hearing Date: March 17, 2021

Applicant & Legal Description	Owner: Mc J's and Associates, LLC. Applicant: Mc J's and Associates, LLC. Location Address: 14493 Running Light Drive Legal Description: Lot 30, Block 3, Section E, Padre Island, located at the northwest corner of the intersection of Running Light Drive and Leeward Drive.			
Zoning Request	From: "RS-6/IO" Single-Family 6 District with the Island Overlay To: "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Area: 0.66 acres Purpose of Request: To develop a 13-unit single-family townhome development.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6/IO" Single-Family 6 District with the Island Overlay	Vacant	Mixed Use
	<i>North</i>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Vacant	Mixed Use
	<i>South</i>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Vacant and Medium Density Residential	Mixed Use
	<i>East</i>	"RM-AT/IO" Multifamily AT District with the Island Overlay	Medium Density Residential	Mixed Use
	<i>West</i>	"RS-6/IO" Single-Family 6 District with the Island Overlay and "RM-AT/IO" Multifamily AT District with the Island Overlay	Vacant	Mixed Use
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Padre/Mustang Island Area Development Plan and is planned for a medium density residential 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. City Council District: 4 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 250 feet of street frontage along Leeward Drive which is designated as an "C1" Minor Collector Street and 100 feet of street frontage along Running Light Drive which is also designated as a "Local/Residential" 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	Not Available
	Running Light Drive	“C1” Minor Collector	50’ ROW 28’ paved	60’ ROW 37’ paved	Not Available

Staff Summary:

Development Plan: The subject property is a total of 0.66 acres in size. The Portside Planned Unit Development (PUD) is a planned community that will consist of 13 single-family townhouse lots and 3 common area lots. The development will be a cottage style with residential lots fronting a common area and all units sharing a common parking lot. Additional information may be found in the PUD documents.

Minimum Dimensions	“RM-AT” District Standards	“RS-TH” District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	962 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	18 ft.	<u>Yes</u>
Street Yard	20 ft.	10 ft.	10 ft.	<u>Yes</u>
Street Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	4 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

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6/IO” Single-Family 6 District with the Island Overlay and has remained undeveloped since annexation in 1989. To the are vacant properties zoned “RM-AT/IO” Multifamily AT District with the Island Overlay. To the south and east are townhome developments zoned “RM-AT/IO” Multifamily AT District with the Island Overlay. To the west is are vacant properties zoned RS-6/IO” Single-Family 6 District with the Island Overlay and “RM-AT/IO” Multifamily AT District with the Island Overlay.

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: 21-inch Clay line located along Leeward Drive.

Gas: 2-inch line located along Leeward Drive.

Storm Water: 24-inch line located 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).

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 along Running Light Drive and Leeward Drive.
 - Availability of water service.
 - At the platting stage, the applicant will need to ensure adequate water pressure for fire protection is provided.

Staff Recommendation:

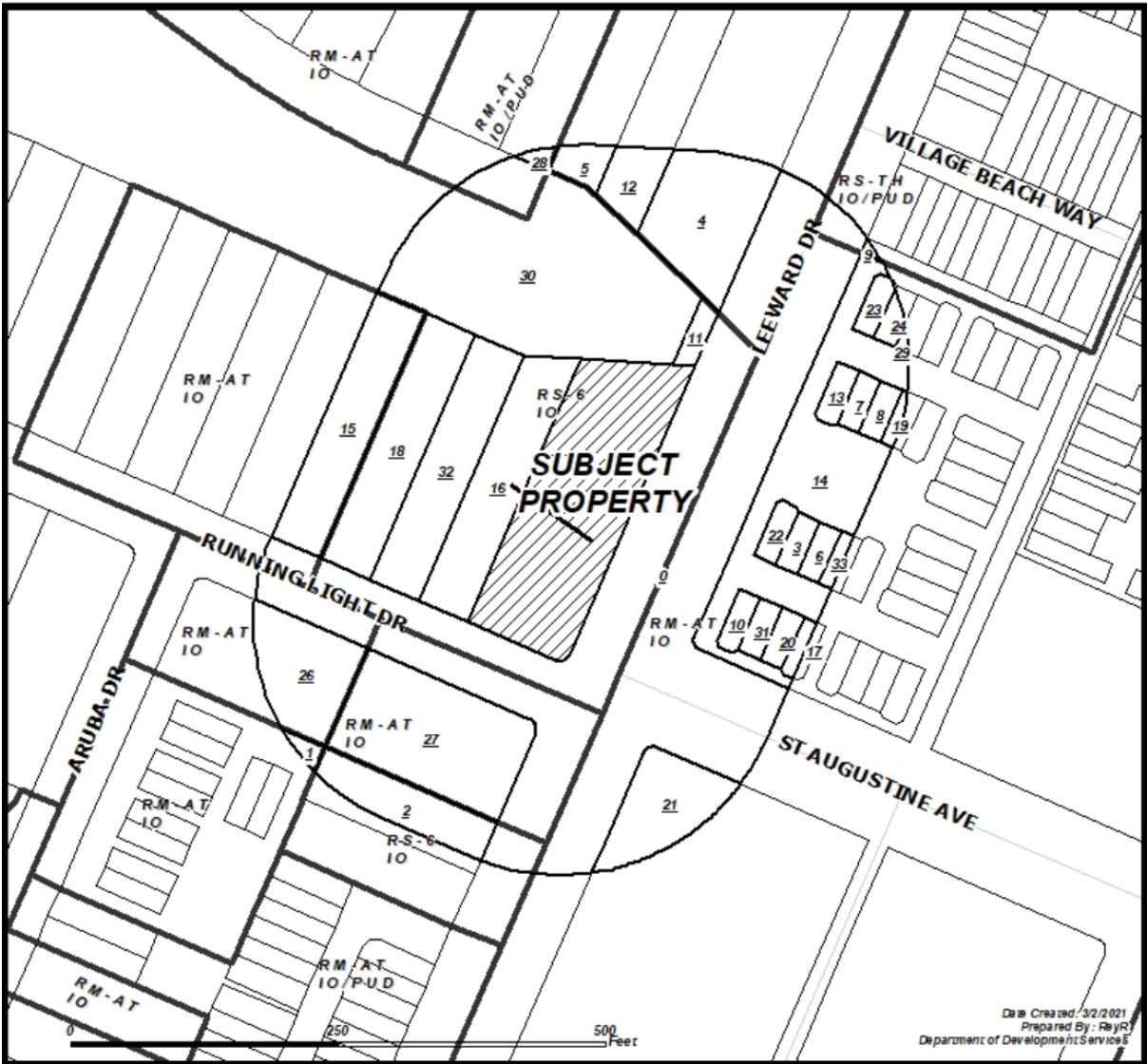
Approval of the change of zoning from the “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay with the following conditions:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Portside 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 Running Light Drive and Leeward Drive in accordance with the Unified Development Code (UDC).
3. **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 Running Light Drive and Leeward Drive to incorporate landscaping and navigability.
4. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
5. **Time Limit:** An approved development plan shall expire 12 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.

Public Notification	Number of Notices Mailed – 33 within 200-foot notification area 1 outside notification area
	<u>As of March 12, 2021:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.
*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.	

Attachments:

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



Date Created: 3/2/2021
Prepared By: Ray R
Department of Development Services

CASE: 0321-01
ZONING & 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-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
CO-1 General Commercial	RS-TH Townhouse
CO-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 in opposition
 Owners within 200' listed on attached ownership table



THE PORTSIDE SUBDIVISION PLANNED UNIT DEVELOPMENT (PUD)

PADRE ISLAND, CORPUS CHRISTI, TEXAS

Owner:
Mc J's & Associates, LLC
Corpus Christi, Texas

Submitted by:



York Engineering, Inc.
6468 Holly Rd.
Corpus Christi, Texas 78412

Engineer: Michael C. York, P.E.

This document is released under the
authority of Michael C. York, P.E. 124936
for interim review purposes and shall not be used for
construction, bidding, or building permit purposes.

FEBRUARY 2021

DEVELOPMENT DESCRIPTION

Mc J's & Associates, LLC proposes to develop the Portside Subdivision Planned Unit Development (PUD) on a vacant waterfront 0.66-acre tract of land located at the intersection of Leeward Drive and Running Light Drive. The proposed development will consist of 13 single-family lots, 3 common area lots, and no commercial lots. The 0.66-acre tract of land is currently described as Padre Island, Section E, Block 3, Lot 30.

The property is currently vacant waterfront property and measures 100-feet wide and approximately 285-feet long. The current zoning is RS-6 with an Island Overlay and the requested zoning is RM-AT PUD with an Island Overlay. The 1972 Protective Covenant and Landowners Agreement by the Padre Island Investment Corporation required multi-family or hotel development for this area.

The concept for The Portside Subdivision is for a small high-density single-family housing group in a cottage style development. All units will be single family residences, have an allowed square foot range between 800 and 1,400 square feet, and be situated on residential lots ranging in area between 962 to 1,250 square feet. The residential lots will have frontage onto a common area lot to be used for pedestrian access, utilities, and amenities. The maximum density of the development will not exceed 20 units per acre.

ADJOINING LAND USE AND ZONING

The property to the North, across the canal, is currently vacant and is zoned RM-AT with Island Overlay. Adjacent to that property is a recently approved PUD with base zoning of RM-AT with Island Overlay. The property to the East, across Leeward Drive, is an existing condo/town home development zoned RM-AT with an Island Overlay. The properties to the west, and across Running Light Drive to the South are vacant and zoned RM-AT. See Exhibit 1, Development Maps Exhibit.

VICINITY AND LOCATION

The subject property is located on Padre Island at the intersection of Leeward Drive and Running Light Drive. The property has waterfront access to a canal on Lake Padre. See Exhibit 1, Development Maps Exhibit.

SITE PLAN & LOT LAYOUT

An Master Site Plan Exhibit is provided (see Exhibit 2) and provides a lot layout, conceptual unit arrangement, a shared parking lot, and pedestrian common area. Lots 1-13 are single family residential lots. Lot 14 is a common lot and consists entirely of submerged lands. Lot 15 is a common area lot which includes the shared parking lot and the shared pedestrian access and amenity area. Lot 16 is a common lot to be used for amenities. There is a View Corridor with height restrictions between the buildable footprint of Lot 13 and the bulkhead aimed at maintaining the waterfront view for the residential unit. There is a 4-foot-wide strip of common area lot 15 between residential lots 4 and 5 to be used for pedestrian access and fire protection. A pedestrian gate will be placed at this location which will be equipped for access by emergency officials as required.

PARKING AND OPEN SPACE

A tabular summary of parking requirements and open space calculations is included on the Master Site Plan, Exhibit 2. The parking requirements follow the Cottage Guidelines outlined in UDC 4.7.16.B. Guest parking will be available via the public parking allowed on Leeward Drive. Three golf cart parking spaces will be provided in addition to vehicular spaces required. Landscaping and/or screening walls will be constructed to screen the parking lot from the adjacent public streets.

WARRANTY DEED & OWNER INFO

The Special Warranty Deed for Padre Island, Section E, Block 3, Lot 30 is attached for reference. The Certificate of Formation for the owning Entity is attached for reference.

MISCELLANEOUS

Mc J's & Associates, LLC understands Unified Development Code (UDC) Paragraph 4.2.8.C related to the distance of multi-family or non-residential structures from single-family areas and offers no objections to structures proposed on the adjacent tract that may be constructed in the future to no closer than 5-feet instead of the 1:2 distance ratio required in the UDC.

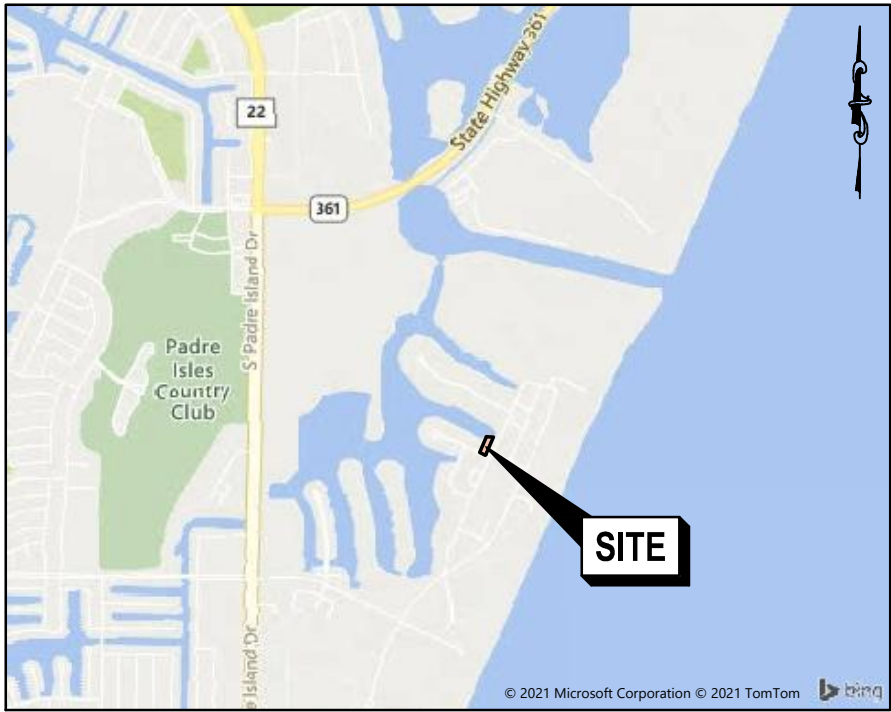
This development will allow short term rentals.

DEVELOPMENT DEVIATIONS

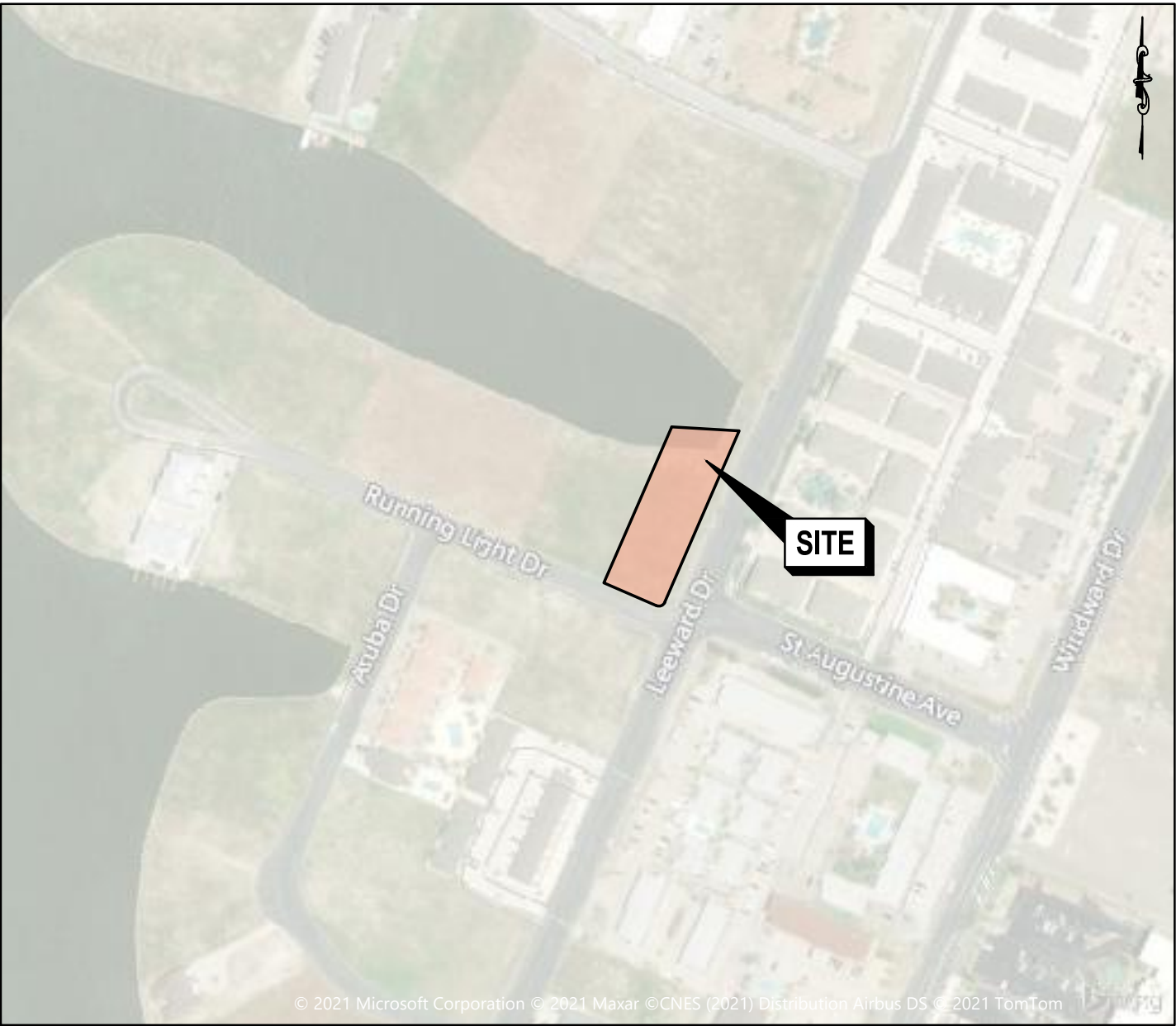
Deviations from the proposed RM-AT zoning requirements are as follows:

1. The Yard Requirement along Leeward Drive and Running Light Drive is reduced to 10-feet.
2. Building setbacks will be 5-feet minimum at the rear, 4-feet minimum on the sides, and 2-feet minimum at the front adjacent to the common area lot.
3. The minimum lot area is reduced to 962 square feet.
4. The minimum lot width is reduced to 18-feet.
5. The maximum unit density is increased to 20 dwelling units per acre.

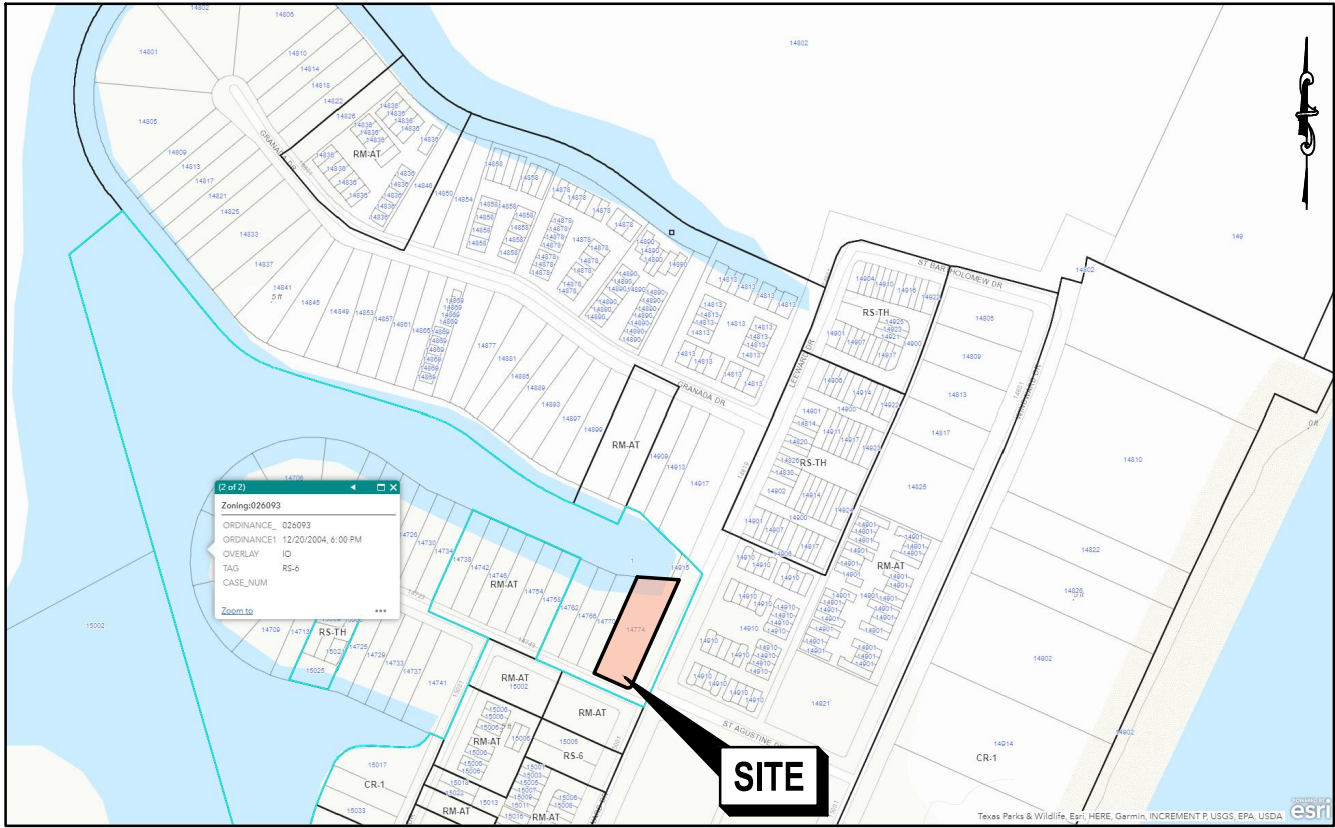
PLANNED UNIT DEVELOPMENT (PUD)
EXHIBITS



VICINITY MAP
SCALE: 1" = 3,000'



LOCATION MAP
SCALE: 1" = 250'



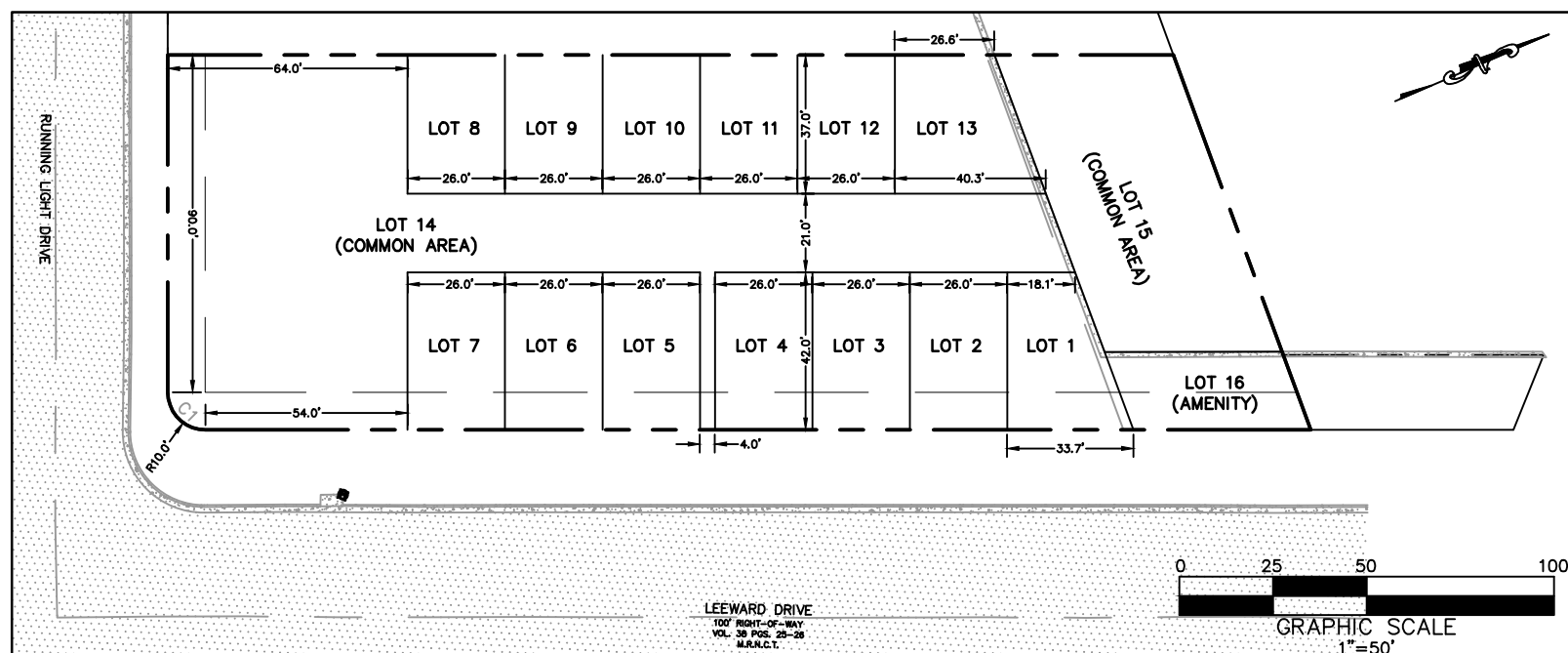
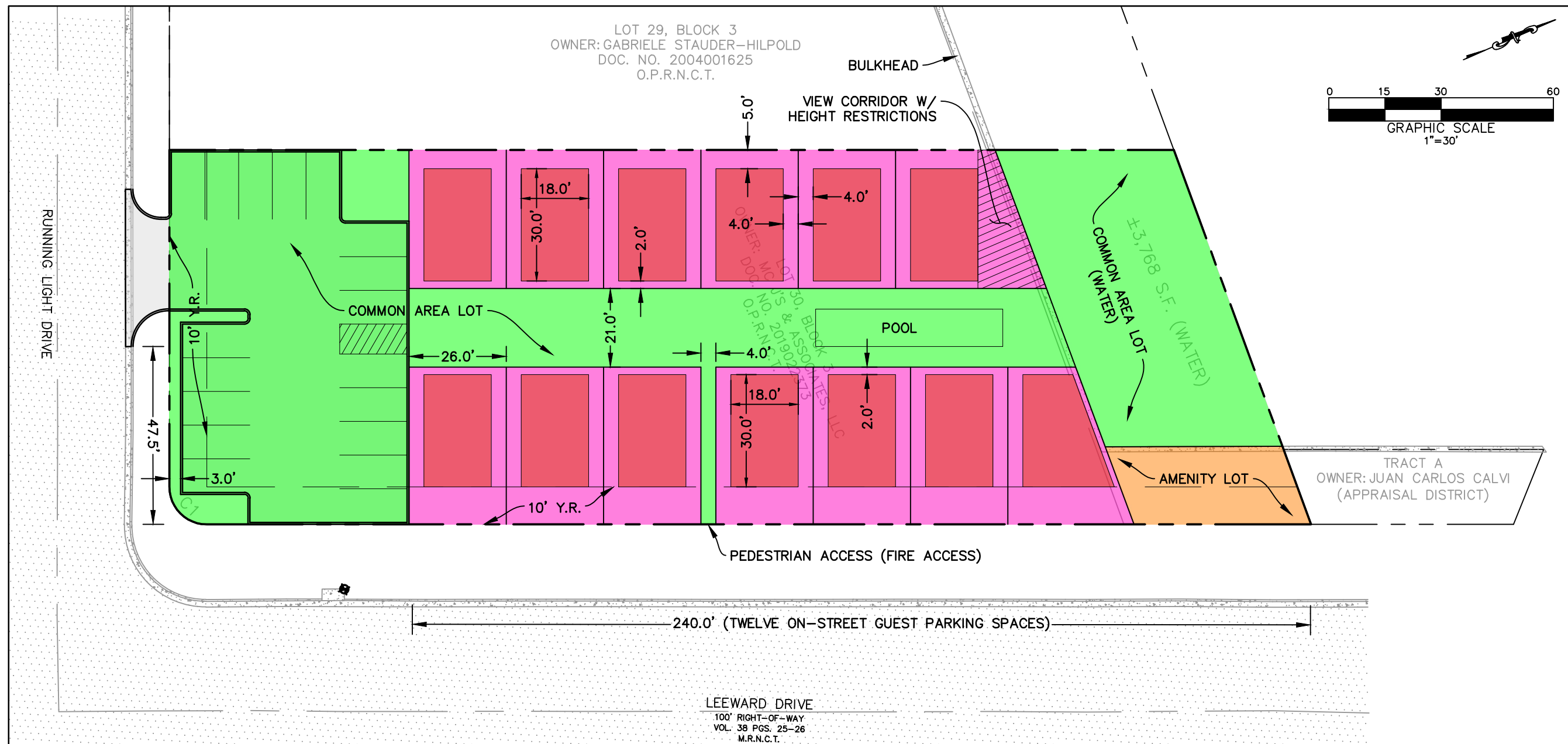
CURRENT ZONING MAP
N.T.S.

Zoning Quick Reference Guide												
Multifamily Districts												
UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Side	Rear			
4.4.3	RS-TH	Townhouse	Townhomes	Section 4.4.3.A								
4.4.3	RS-TF	Two-Family	Duplex, SF Home, and	6,000	50	20	10	5	5	40%	45	N/A
4.4.3	RM-1	Multifamily 1	Apartments, SF Home, Churches, Schools, and Day Care Homes	6,000	50	20	15	5	10	35%	45	22
		1-2 Families										
		3+ Families										
4.4.3	RM-2	Multifamily 2		6,000	50	20	15	5	10	30%	60	30
		1-2 Families										
		3+ Families										
4.4.3	RM-3	Multifamily 3	6,000	50	20	15	5	10	30%	60	36	
		1-2 Families										
		3+ Families										
		Multifamily AT	Apartments, SF Home,	Section 4.4.3.B								
4.4.3	RM-AT	PI/MI/NB 1-2 Families	Churches, Schools, Day Care Homes, and Hotels	5,000	50	20	10	5	5	25%	Sec. 4.2.8.C	18
		1-2 Families		10,000	85		15	5	10	10%		9
		3+ Families										

STANDARDS FOR PROPOSED BASE ZONING DISTRICT
N.T.S.

THE PORTSIDE P.U.D.
DEVELOPMENT MAPS
EXHIBIT 1

2/2/2021



OPEN SPACE CALCULATIONS	
TOTAL AREA OF PUD	28,645 S.F.
TOTAL COMMON OPEN SPACE	8,579 S.F.
OPEN SPACE PROVIDED	30%
OPEN SPACE REQUIRED	25%

PARKING TABULATION (PER UDC 4.7.16.B GUIDELINES)			
TYPE	UDC REQUIREMENT	QUANTITY	SPACES
*DWELLING LESS THAN 1,000 S.F.	1.25 PER UNIT	6	7.5
*DWELLING 1,000-1,400 S.F.	1.5 PER UNIT	7	10.5
	TOTAL		18
	SPACES REQUIRED		18
	SPACES PROVIDED		18
* DWELLING UNITS ARE WITHIN 1,500 FEET OF A TRANSIT STOP LOCATED AT WINDWARD DRIVE.			
TYPE	UDC REQUIREMENT	QUANTITY	SPACES
GUEST	**0.5 PER UNIT	13	6.5
	SPACES REQUIRED		7
	ON-STREET SPACES AVAILABLE		12
	ON-SITE SPACES REQUIRED		0
	ON-SITE SPACES PROVIDED		0
** PER UDC 4.7.16.B. GUEST PARKING MAY BE REDUCED BY THE NUMBER OF PUBLIC ON-STREET PARKING SPACES AVAILABLE ADJACENT TO THE SITE.			

THE PORTSIDE P.U.D.
MASTER SITE PLAN
EXHIBIT 2

3/8/2021



TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Project: **0321-01**

The Portside PUD

Located along the west side of Leeward Drive and north of Running Light Drive

Requested Zoning: "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development

Owner: Mc J's and Associates, LLC.

The applicant proposes 13 lots within a PUD.

ZONING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PUD	Sidewalks shall be constructed along Running Light Drive and Leeward Drive. This comment will be also cited at the platting stage.	To be addressed at platting stage			

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PUD	Was this lot(s) granted a sidewalk waiver in the past?; driveway should take access from Running Light and should be further from the intersection; will there be an HOA to maintain; guest parking on Running Light rather than Leeward?; will 3 golf cart parking spaces be enough for 13 units, which spaces are they on the drawing?; will landscaping or screening walls be used as a screen for the parking lot?; show on-street parking guest spaces provided.	No previous sidewalk waiver to our knowledge; Driveway access relocated to Running Light furthest possible from intersection; Yes there will be an HOA, Guest parking allowed on both leeward and Running Light, but Leeward used for parking tabulation due to larger frontage; Golf cart spaces relocated; landscaping and screening proposed between parking lot and public sidewalk; on-street parking area delineated on Master Site Plan.			

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PUD	Point of Notice – It appears that an insufficient amount of water flow for fire protection is available at this location for this development, and improvements may be required if platted.	Assume this comment to be informational. Public water main construction proposed with platting			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC. Review the driveway as it is to close to the intersection as generally you need a buffer, so northbound vehicles can make the left turn passing the intersection and not block the intersection.	Driveway access revised.			
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FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PUD	Water Distribution Standards: If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. With hydrant spacing every 300 feet. If the property use is residential, the fire flow requirements shall be a minimum of 750 GPM with 20 psi residual. With hydrant spacing every 600 feet. The requirement for each shall be resolved at the Development Service or Building phase of the project. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall	Noted. Property use to be residential.			
2	PUD	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Noted.			
3	PUD	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. Note: the entry point will require fire department access.	Noted.			
4	PUD	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.	Noted.			
5	PUD	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Noted.			

6	PUD	<p>Development of the property will require further Development Services review. Note: The minimum separation distance between cottages is 10 feet. Due to the proximity of the cottages, Development Services may not approve of this configuration.</p> <p>Note: The side gate on Leeward St. will allow 150 feet to farthest point of the cottages toward the dock and will be considered suitable as an access point for firefighting efforts. If the gate is secured, a Knox Padlock will be required.</p> <p>Note: If the dock is constructed with the capability for</p>	<p>Review of proposed building placement is required at this stage as layout is tied to PUD conditions. Cottages are proposed with 8-foot separation in accordance with UDC 4.7.11. Construction will comply with International Residential Code and current fire code as required by City.</p>			
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PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PUD	Community Enrichment and Park fees will apply at the final plat stage.	Noted.			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PUD	This Planned Unit Development (PUD) is located along but not immediately adjacent to any bus stop served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.	Noted.			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PUD	AEP is requesting the 10YR to be a 10YR/EE off of Running Light	To be addressed at platting stage.			