

Ordinance amending the Unified Development Code (“UDC”) upon application by Carl Badalich and Sherry Badalich (“Owners”), by changing the UDC Zoning Map in reference to Lots 101-119, 122, 301-313, and 3B, Block 1, Sunrise Shores, from the “RM-AT/PUD” Multifamily AT District with a Planned Unit Development Overlay to the “RM-AT/PUD” Multifamily AT District with a modified 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 Carl Badalich and Sherry Badalich (“Owners”) 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, February 13, 2013, during a meeting of the Planning Commission, and on Tuesday, March 26, 2013, 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 Carl Badalich and Sherry Badalich (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”) is amended by changing the zoning on Lots 101-119, 122, 301-313, and 3B, Block 1, Sunrise Shores (the “Property”), located between State Highway 361 and the Gulf of Mexico approximately one-half mile north of Sea Way Drive as shown in Exhibit “A” (Zoning Map No. 022037), from the “RM-AT/PUD” Multifamily AT District with a Planned Unit Development Overlay to the “RM-AT/PUD” Multifamily AT District with a modified Planned Unit Development Overlay subject to the nine conditions stated in this ordinance. Exhibit “A,” which is the location map pertaining to the Property, and Exhibit “B,” which is the Master Site Plan of the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entirety.

SECTION 2. The modified Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the following nine conditions:

1. **Master Site Plan:** The Owners 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 31 single-family dwelling units, two townhouse units, and one or more multifamily structures. The development of the Property shall be constructed in two phases: Phase 1 consists of 21 single-family dwelling units and Phase 2 consists of 10 single-family dwelling units, two townhouse units, and one or more multifamily structures. The multifamily portion of the development is

subject to specific requirements regarding multifamily structures as set out in the UDC.

2. **Dwelling Units per Acre:** The density of dwelling units on the Property cannot exceed 60 dwelling units per acre.
3. **Building Height:** The maximum height of the single-family dwelling units and townhouse units is three stories, with a maximum height of 45 feet of habitable space. The height of the multifamily structures in the development must be in accordance with the provisions set out in the UDC.
4. **Parking:** Each dwelling unit must have two parking spaces within a private garage. Dwellings in Phase 1 must have an additional two guest parking spaces on a 20-foot long by 18-foot wide driveway located on each dwelling's lot. Dwellings in Phase 2 must have a minimum of 7 parking spaces in a shared guest parking lot as identified in the Master Site Plan. Parking on the Property shall be designed and utilized not to impede access for fire apparatus.
5. **Setbacks:** Minimum eight-foot wide front yard setbacks shall be provided for each lot in Phase 1, and minimum five-foot wide front yard setbacks shall be provided in Phase 2. Minimum side and rear yard setbacks for all lots in both phases shall each be five feet. The Property shall provide a minimum open space requirement of 30%. Setbacks (front, rear, and side) applicable to the multifamily portion of the development shall be a minimum of five feet in width.
6. **Private Street Access:** Each lot shall have access to a private street with a paved width of not less than 24 feet in Phase 1 and 20 feet in Phase 2. The fire apparatus turn around shall be constructed in accordance with the approved Master Site Plan unless otherwise approved by the Fire Department. The private street shall be striped to indicate "Fire Lane/No Parking." Access and circulation for the multifamily portion of the development shall be in accordance with the provisions set out in the UDC.
7. **Pedestrian Access:** A minimum four-foot wide sidewalk is required to be constructed along the internal private street.
8. **Infrastructure:** The location of water and wastewater lines and easements is subject to the approval of the Nueces County Water Control and Improvement District #4. The location of electrical conduit and easements is subject to the approval of AEP-Texas.
9. **Time Limit:** Construction of the infrastructure for Phase 1 is complete. The Owners shall commence construction of the infrastructure for Phase 2 within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council. Construction of the multifamily portion of the development is not subject to an expiration date under this ordinance.

SECTION 2. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

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 (Lots 101-119, 122, 301-313, and 3B, Block 1, Sunrise Shores) and that are in conflict with this ordinance are expressly repealed.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

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:

Armando Chapa
City Secretary

Nelda Martinez
Mayor

SUNRISE SHORES

MUSTANG ISLAND, CORPUS CHRISTI, TEXAS

A PLANNED UNIT DEVELOPMENT (PUD)



Conceptual drawing of typical Single Family Residence



08-15-12

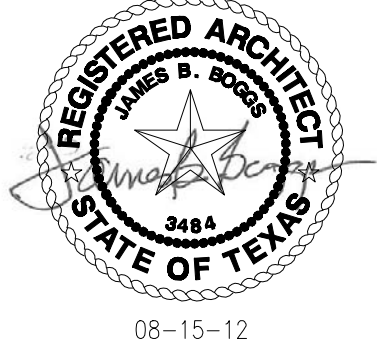
James B. Boggs, A.I.A.
4701 Donegal Dr., Corpus Christi, Tx 78413
Phone: 361.785.8923

Revised 01-24-2013
Revised 01-18-2013
Revised 09-19-2012
Revised 09-04-2012 Revised 01-30-2013

EXHIBIT B

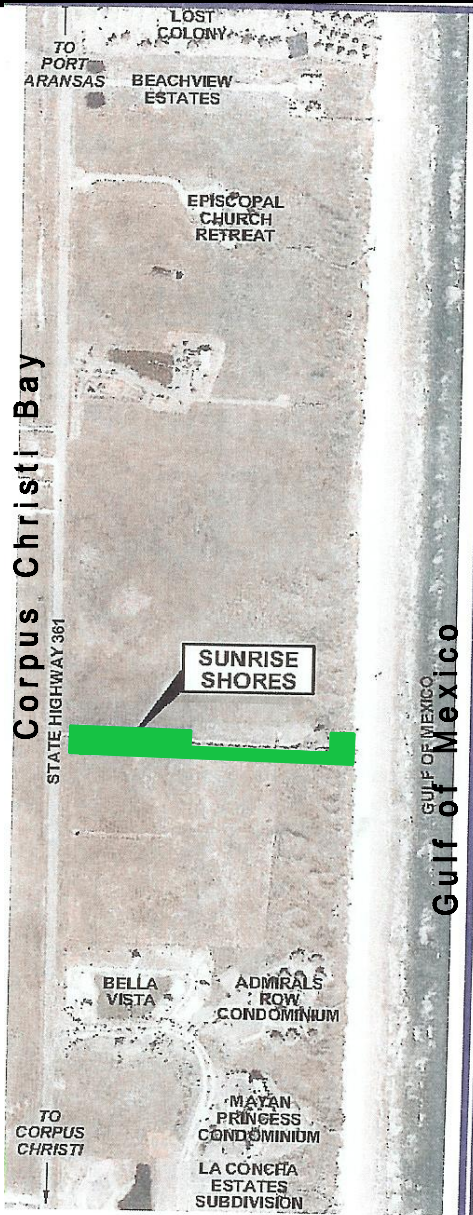
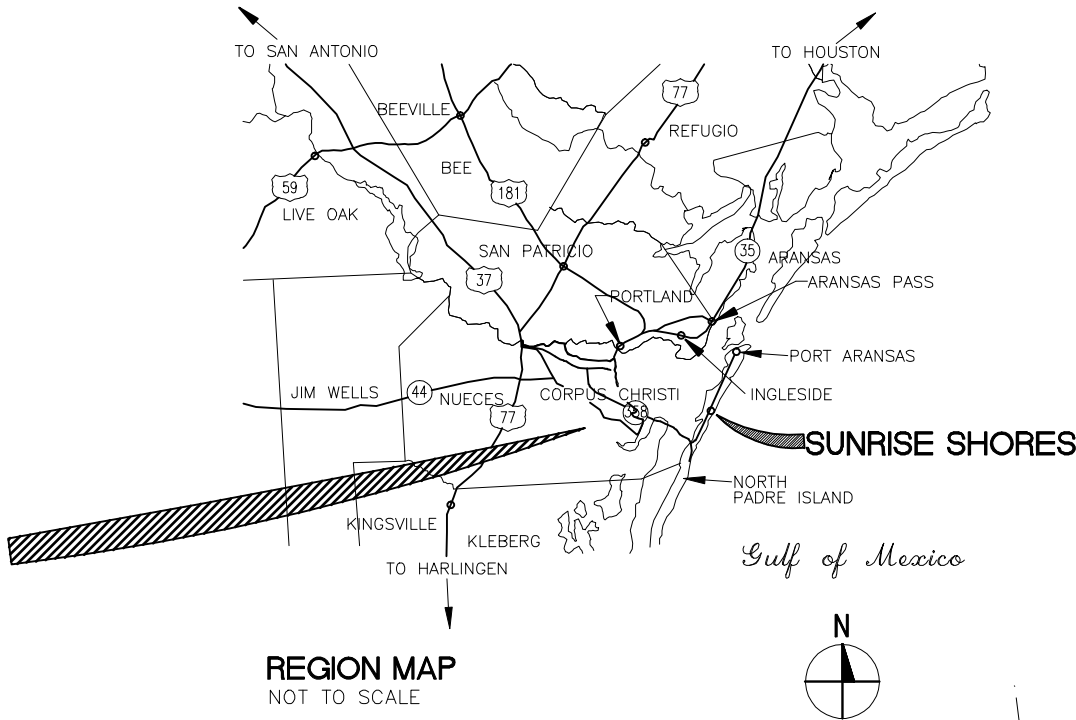
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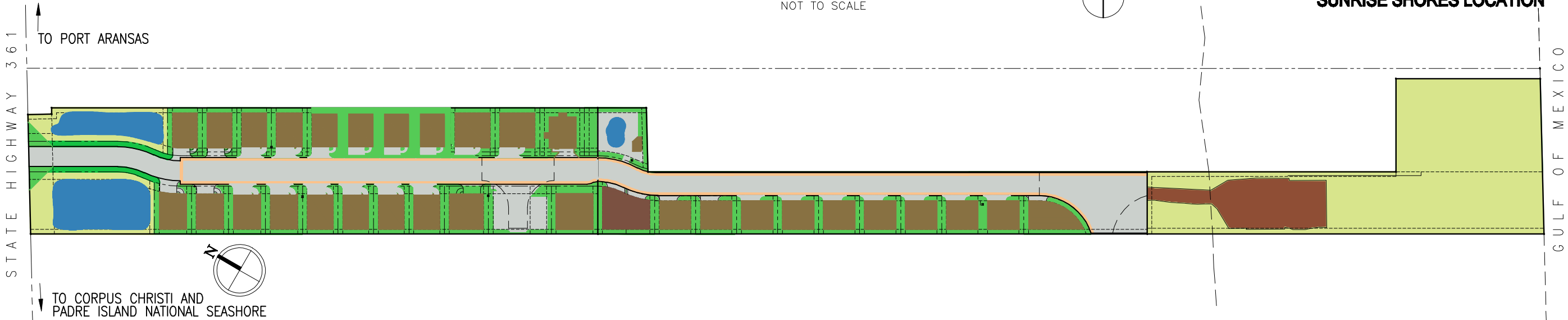


SUNRISE SHORES SUMMARY

Sunrise Shores is a unique family friendly and environmentally friendly residential subdivision on Mustang Island in Corpus Christi, Texas. The layout of the subdivision will have or consist of 31 single family homes, 2 townhome units and 1 multi-family or other residential structures which are permitted by Right that will be situated so that the residents have a view of the Gulf of Mexico and Corpus Christi Bay. There will be common areas which can be used for recreation and relaxation, as well as a natural area along the entrance which allows residents to appreciate the local flora and fauna. The design will encourage walking with extra wide paving and dedicated walking/bicycle/golf cart lanes for Gulf Beach access. The layout of common areas and the location of additional parking allow the residents the opportunity to walk to and from these areas with ease. The design will incorporate the eclectic style of South Texas while creating a strong sense of place and community right on the beach. Each unit will have a minimum of two floors above an enclosed garage level and a variety of architectural accents like, bay windows, balconies and gable roofs, etc. Those amenities will make *Sunrise Shores* a unique place to live and live life on the island at its best.



SUNRISE SHORES LOCATION



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4701 Donegal Dr., Corpus Christi, Tx 78413
Phone: 361.765.8923

Revised 01-18-2013
Revised 09-21-2012
Revised 09-19-2012
Revised 09-04-2012
Revised 02-13-2013
Revised 01-24-2013

EXHIBIT B

SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

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SUNRISE SHORES LOT GUIDELINES

Townhome Lots, 31 Single Family Home Lots, 2 Townhouse Lots and 1 Multi-Family Building Lot

- A. Dwelling Unit Size

Minimum: 1,600 sq. ft. Townhome & Single Family
Multi-Family to be determined
- B. Lot Sizes: Minimum:

See Plat for all lots
43.11 (408.414)
- C. Front Yard Requirement:

8 feet minimum in Phase 1
5 feet minimum in Phase 2
To be developed in Phase 3
- D. Rear Yard Requirement:

5 feet minimum
- E. Side Yard Requirement:

5 feet minimum except where shown in plat
- F. Open Space Requirement:

30%
- G. Maintenance:

Lot owner and / or Home owner Association (HOA)
- H. Building Spacing:

Typically 5 feet off property line
- I. Building Height:

Minimum of 3 Stories, 45' max height of Habitable Space
Multi-Family Minimum of 3 stories and 55' of Habitable Space above
above garage.
- J. Parking Requirements:

2 per lot (2 within garage) 1 Visitor space per Home minimum. Multi-Family to
be determined
- K. Usage:

Single Family Residential Unit, Townhome, Multi-Family or as permitted by
Right.

Common Areas Lots:

- A. Lots 101, 301, 311, 401
- B. Lot Size:

See Plat
- C Front Yard Requirement:

5 feet minimum except where shown in plat
- D. Rear Yard Requirement:

5 feet minimum
- E. Side Yard Requirement:

0 or 5 feet as platted
- F. Maintenance:

Home Owners Association (HOA)
- G. Usage & Appurtenances:

Structures supporting the community or sales (parking,
Recreation, Maintenance Bldgs., Appurtenances, etc.)
- H. Improvements:

Structures shall not protrude beyond the Setback Line.
Overhangs may protrude a maximum of 24" into the Setback.

Access Lots (Road):

- A. Lots 114, 403
- B. Usage:

Structures supporting the community (vehicular
access drives, pedestrian and golf cart access
Walkways, etc.)
- C. Improvements:

Structures shall be constructed to allow
accessibility via vehicular, golf cart and
pedestrian.
- D. Zoning:

Base Zoning applies unless a conflict arises,
then PUD requirements apply.

Non-Buildable Lots:

- A. Lots 101, 301
- B. Usage:

Common Landscaped areas and Detention Ponds
- C. Improvements:

Structures supporting drainage to detention ponds
- D. Zoning:

Base Zoning applies unless a conflict arises,
then PUD requirements apply.

SUNRISE SHORES GENERAL INFORMATION

The timing of the construction of the elements described within this Planned Unit Development shall be as follows:

Lots 101-416 At this time all of the infrastructure of Phase 1 has been installed so the lots are ready for sale and construction. The Phase 2 infrastructure will be started Winter of 2012/2013. The installation of the infrastructure for the third phase of the development has been approved in the June 22, 2012 letter attached, signed by County Judge Lloyd Neal. (A "No Dune Permit Needed" letter)

Throughout the development process all City, County, Port Aransas, State and Federal permitting requirements will be met.



08-15-12

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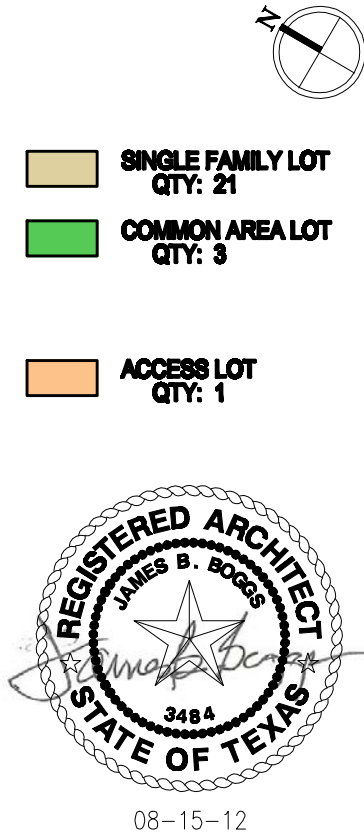
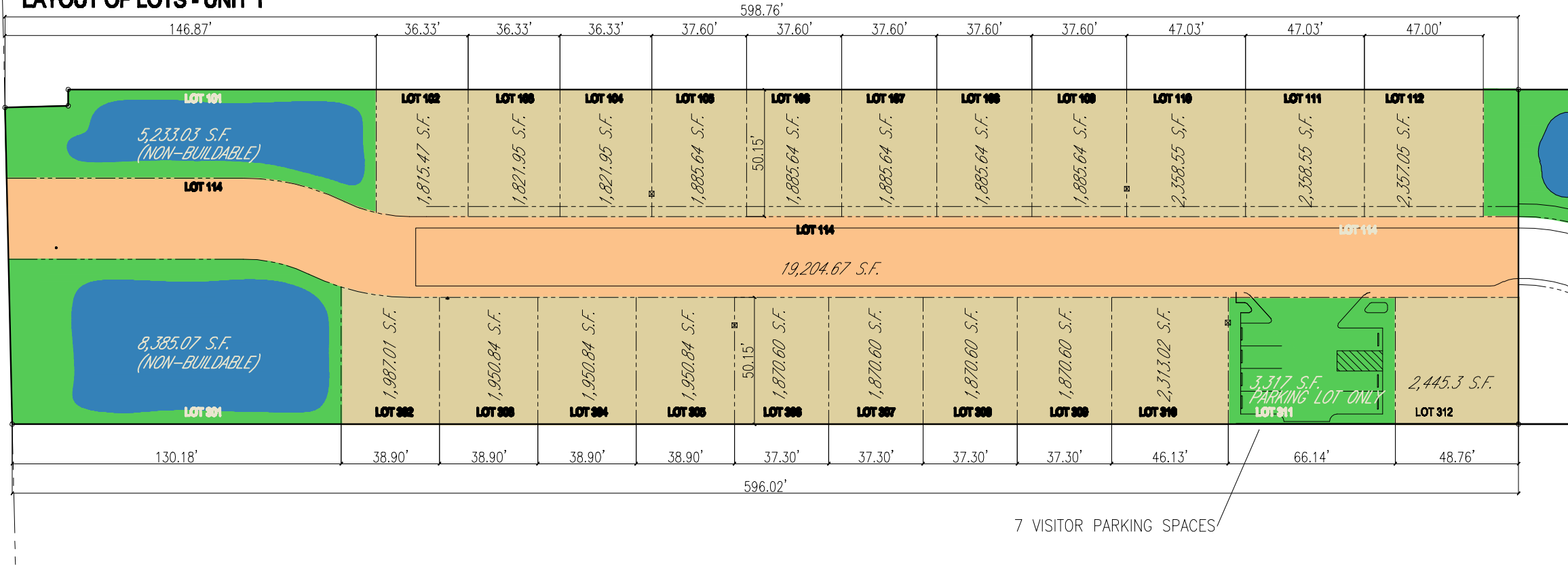
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Revised 09-21-2012
Revised 09-19-2012
Revised 09-04-2012
Revised 02-13-2013
Revised 01-24-2013
Revised 01-18-2013

SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

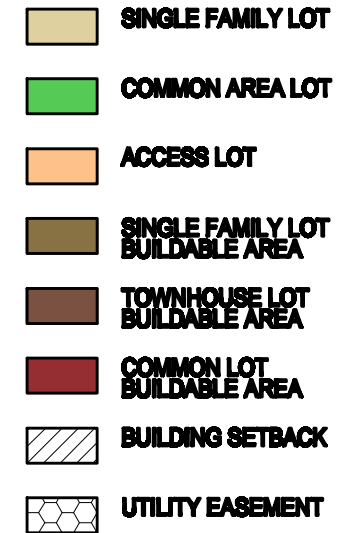
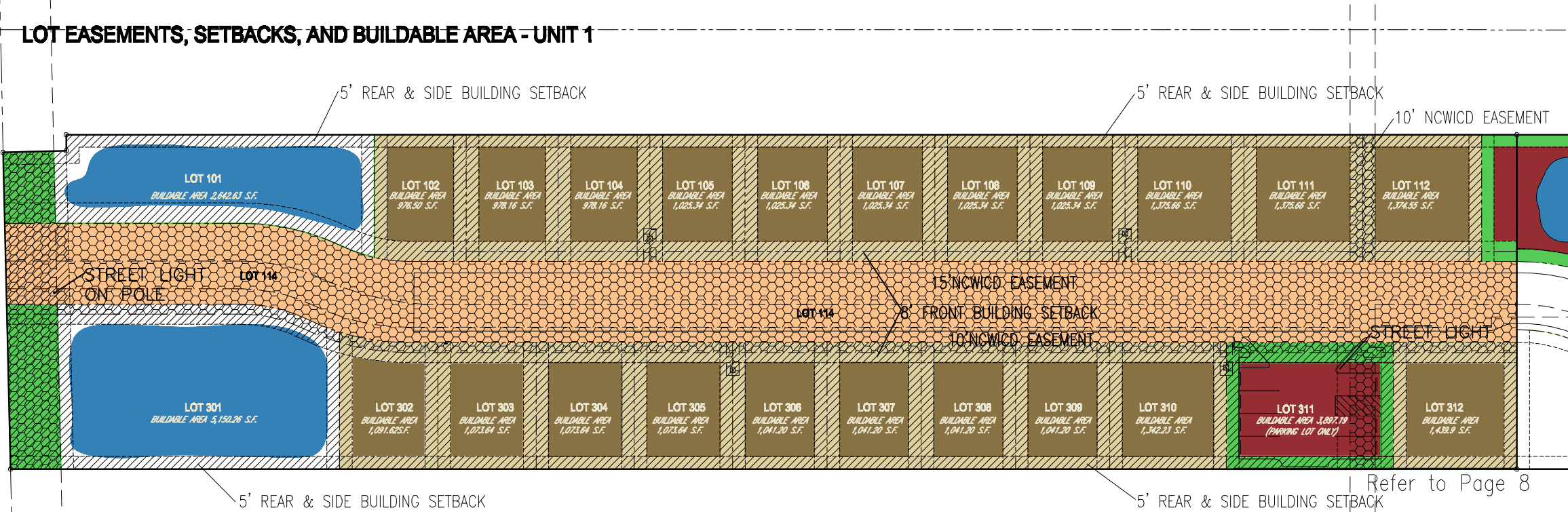
EXHIBIT B

SUNRISE SHORES PLAN OF DEVELOPMENT

LAYOUT OF LOTS - UNIT 1



LOT EASEMENTS, SETBACKS, AND BUILDABLE AREA - UNIT 1

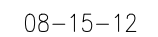
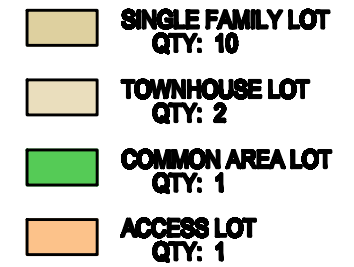


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Revised 01-30-2013
Revised 01-24-2013
Revised 09-19-2012
Revised 09-04-2012
Revised 02-13-2013

EXHIBIT B

SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION



5' REAR & SIDE BUILDING SETBACKS

LOT 401
BUILDABLE AREA
1,180.30 S.F.
(POOL & HOUSE
BUDG ONLY)

10' NCWID EASEMENT

5' AEP EASEMENT

15' NCWID EASEMENT

10' MUSTANG TELEPHONE EASEMENT (EXISTING)

5' X 5' AEP EASEMENT AT EACH TRANSFORMER

STREET LIGHT

5' FRONT BUILDING SETBACK

LOT 404
BUILDABLE AREA
1,045.96 S.F.

LOT 405
BUILDABLE AREA
825.00 S.F.

LOT 406
BUILDABLE AREA
993.30 S.F.

LOT 407
BUILDABLE AREA
993.30 S.F.

LOT 408
BUILDABLE AREA
993.30 S.F.

LOT 409
BUILDABLE AREA
993.30 S.F.

LOT 410
BUILDABLE AREA
993.30 S.F.

LOT 411
BUILDABLE AREA
993.30 S.F.

LOT 412
BUILDABLE AREA
993.30 S.F.

LOT 413
BUILDABLE AREA
993.30 S.F.

LOT 414
BUILDABLE AREA
993.30 S.F.

LOT 415
BUILDABLE AREA
1,358.24 S.F.

LOT 403

5' REAR & SIDE BUILDING SETBACKS










1 VISITOR PARKING SPACES THIS LOT

2 VISITOR PARKING SPACES THIS LOT

5' REAR BUILDING SETBACK

Refer to Page 8

FUTURE MULTI

- | | |
|---|---|
|  | SINGLE FAMILY LOT |
|  | TOWNHOUSE LOT |
|  | COMMON AREA LOT |
|  | ACCESS LOT |
|  | SINGLE FAMILY LOT
BUILDABLE AREA |
|  | TOWNHOUSE LOT
BUILDABLE AREA |
|  | COMMON LOT
BUILDABLE AREA |
|  | BUILDING SETBACK |
|  | UTILITY EASEMENT |

**FUTURE
MULTI-FAMILY**

— 3 VISITOR PARKING &
GOLF CART PARKING

Refer to Page 8

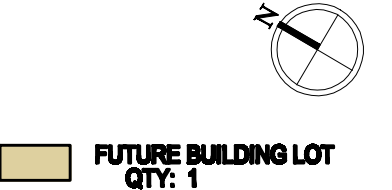
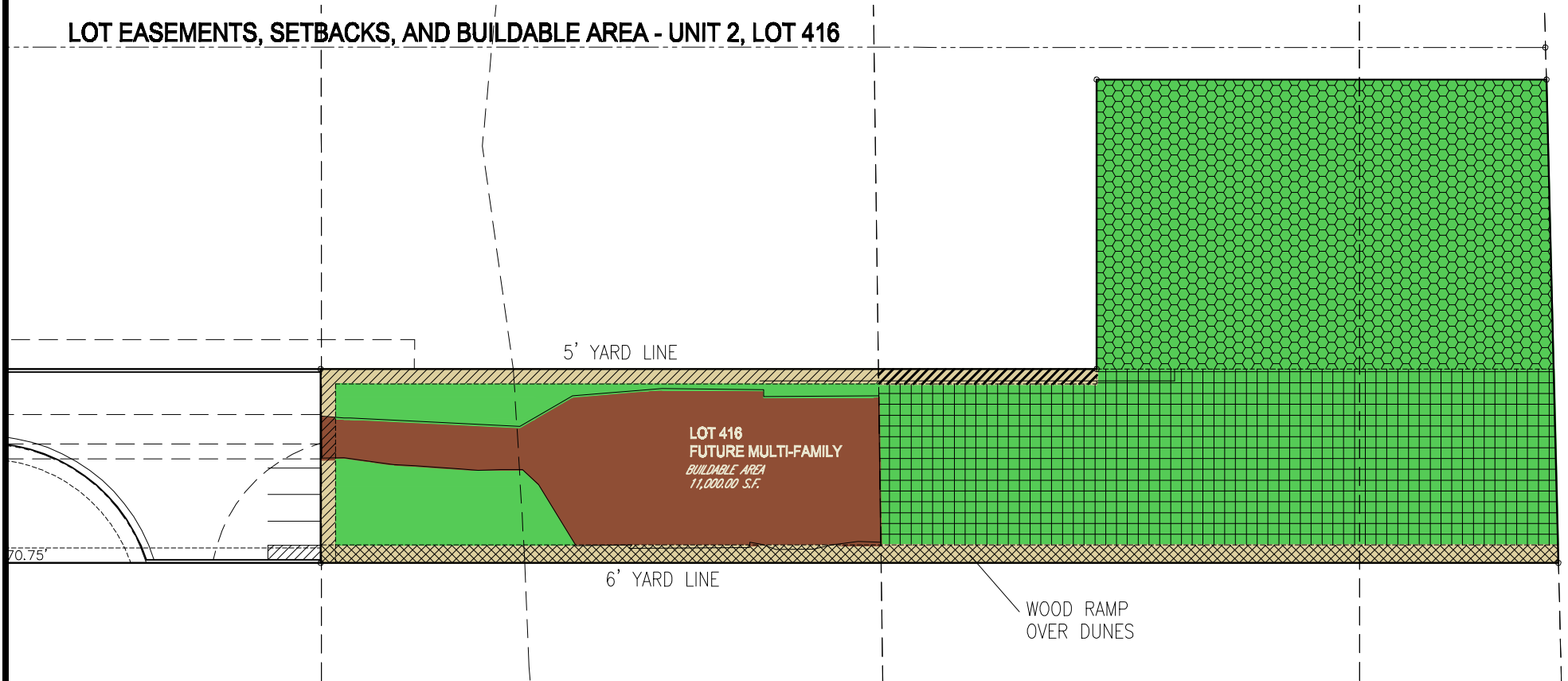
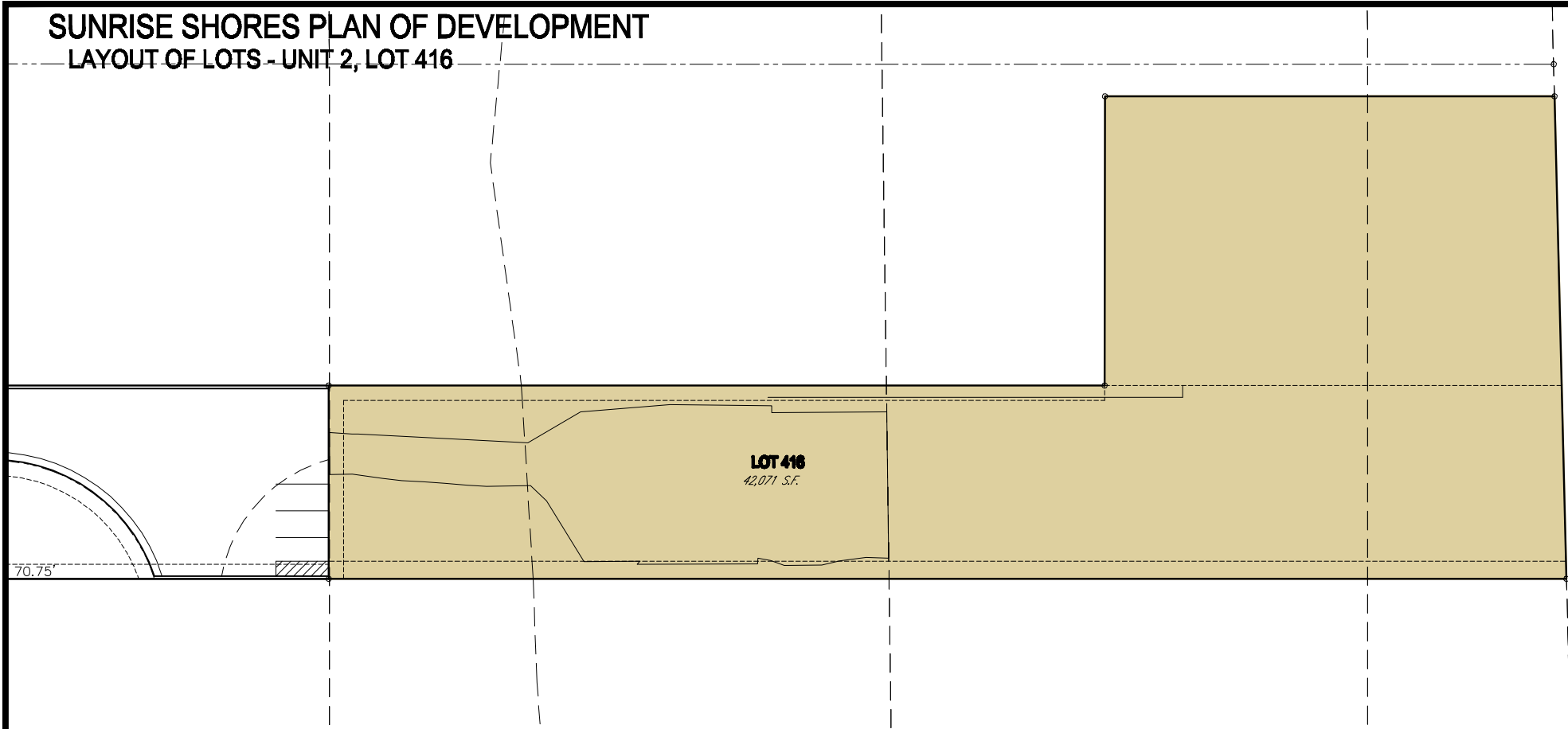
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Revised 01-24-2013	
Revised 01-18-2013	
Revised 09-19-2012	Revised 02-13-2013
Revised 09-04-2012	Revised 01-30-2013

**SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION**

EXHIBIT B

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- FUTURE BUILDING LOT**
QTY: 1
- FUTURE MULTI-FAMILY**
- EXISTING FOOT PRINT**
11,000 S.F.
- LOT COMMON AREA**
- NON-BUILDABLE EASEMENT**
- NON-BUILDABLE AREA**
- BUILDING SETBACK**
- BEACH ACCESS EASEMENT**

STATE OF TEXAS
GULF OF MEXICO

STATE OF TEXAS
GULF OF MEXICO

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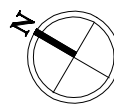
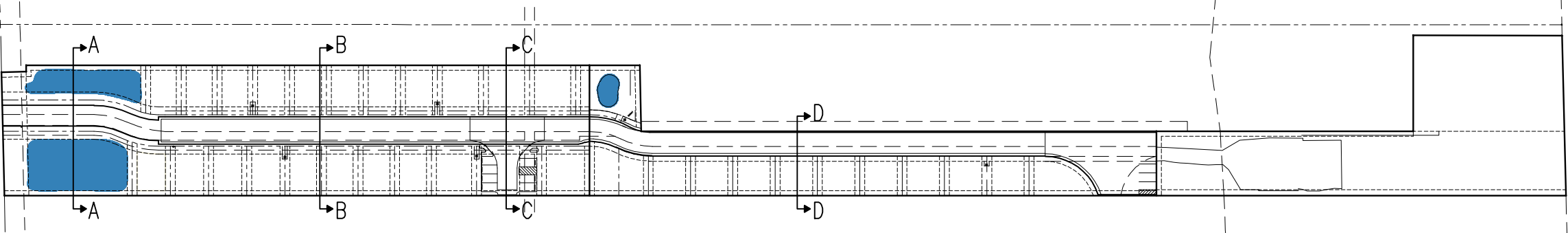
Revised 02-13-2013
Revised 01-18-2013
Revised 09-19-2012
Revised 09-04-2012

EXHIBIT B

SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

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SUNRISE SHORES PLAN OF DEVELOPMENT SCHEMATIC LOT CROSS SECTIONS



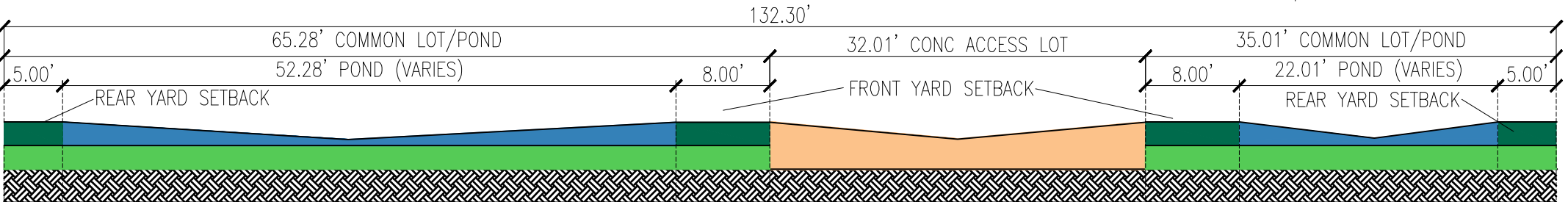
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OF
MEXICO



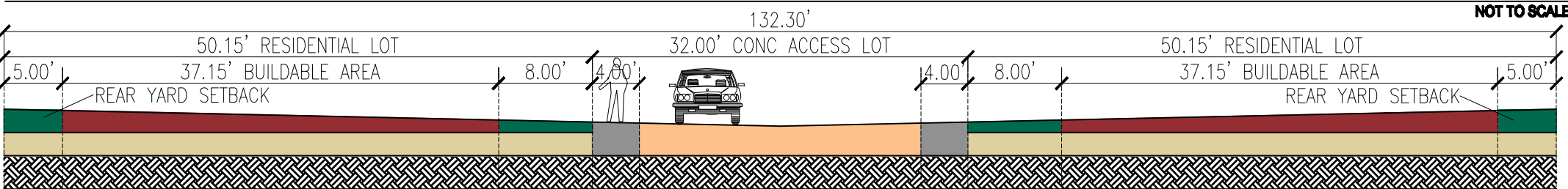
08-15-12

- POND
- YARD/SETBACK
- COMMON AREA LOT
- PAVING
- RESIDENTIAL LOT
- BUILDABLE AREA
- PEDESTRIAN / BICYCLE / CART LANE

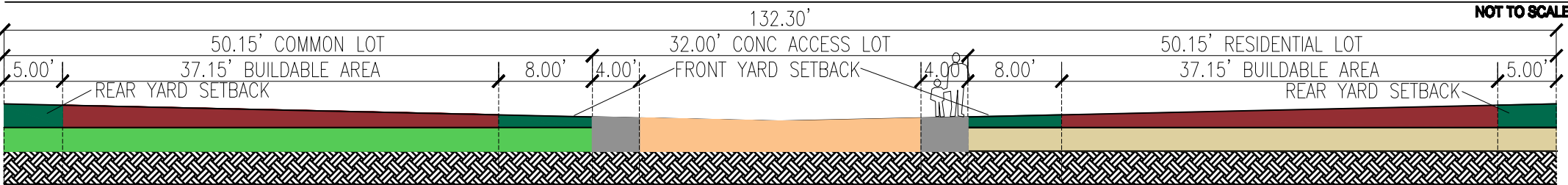
NOTE:
These cross sections are **SCHEMATIC** and are not intended to show accurate Plan and Profile sections. Refer to Engineering drawings.
All site drainage is from property line to centerline of the access lot and Detention Ponds.



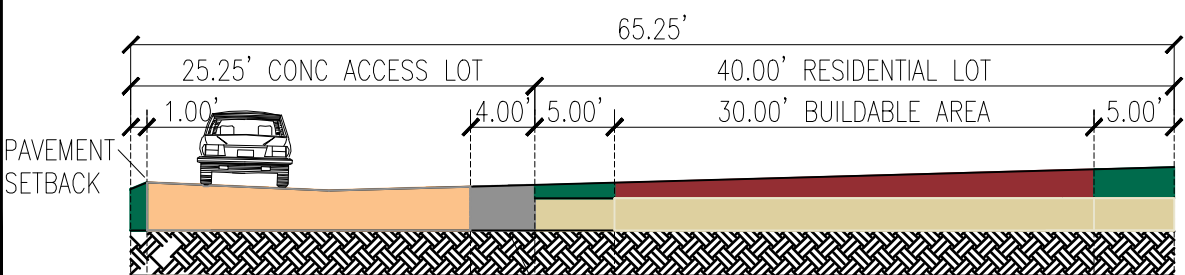
SECTION "A"



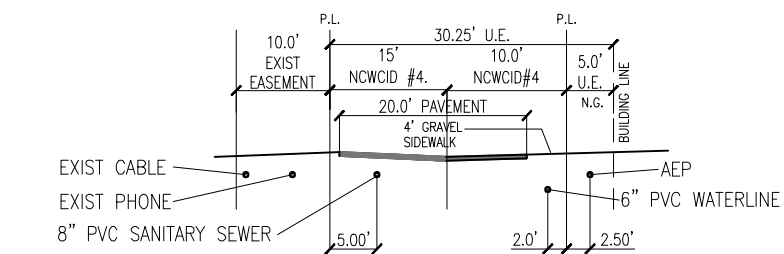
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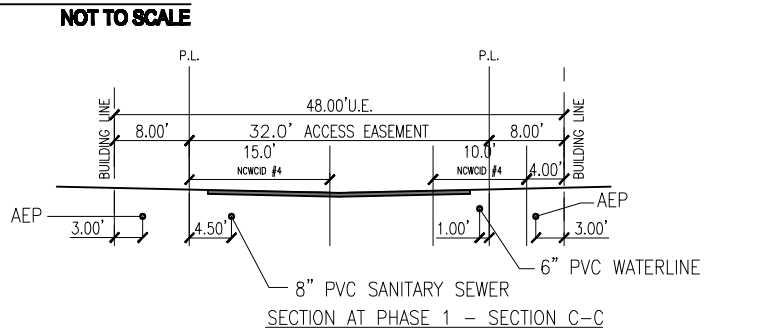
SECTION "C"



SECTION "D"



SCHEMATIC UTILITY CROSS SECTIONS LOOKING EAST



NOT TO SCALE

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Revised 09-25-2012
Revised 09-21-2012
Revised 09-19-2012
Revised 09-04-2012
Revised 02-13-2013
Revised 01-18-2013
Revised 10-17-2012

EXHIBIT B

**SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION**

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VEHICULAR AND PEDESTRIAN ACCESS

Vehicular Access:

Access to Sunrise Shores is to be provided by a single access point along State Highway 361.

Vehicular Traffic within Development:

The design of the development will provide easy access to the common areas and the beach. The entrance drive in the development is curved which will result in low traffic speed along the main drive. The distance to residences is short and will result in low traffic speeds within the development. The posted traffic speed limit within the development will be 25 mph or lower.

Emergency Vehicular Access:

The main entrance road into Sunrise Shores is complete and has a 21' wide drivable surface. Within the residential area the drivable surface expands to 28'. Due to Sunrise Shores having a dead-end road in the development, 2 emergency turnarounds will be provided, as shown in "Emergency Vehicle Turnaround and Common Area Parking Lot Details" on this page.

Vehicular Parking:

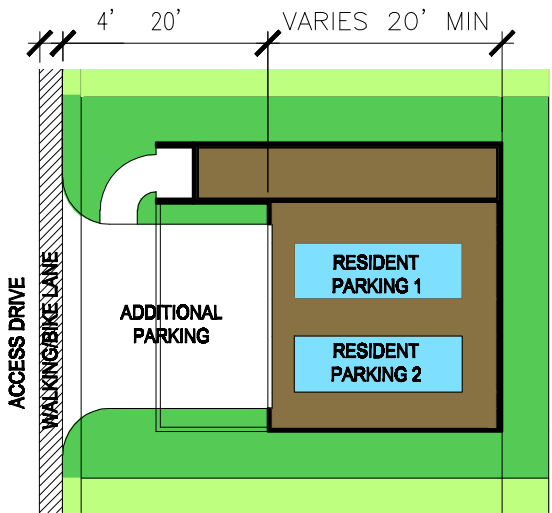
Parking within Sunrise Shores will be provided through the use of the interior of garages and on paved parking areas within the development.

Residential Lot Parking: Garages shall be located on the ground floor, have 2 parking spaces, and be enclosed in accordance with local, state and federal regulations.

Visitor Parking Lots: The parking areas within the common areas shall be of size and width that allows for the parking of vehicles. These parking areas can be used by visitors and short term parking of recreational vehicles. Parking along the access drive is not permitted and streets will be marked "Fire Lane" and "No Parking".

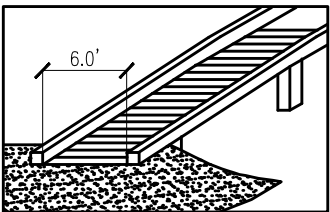
Pedestrian Access:

Sunrise Shores will be a development that promotes smart growth with dedicated walking/bike lanes.



RESIDENTIAL LOT PARKING SCHEMATIC

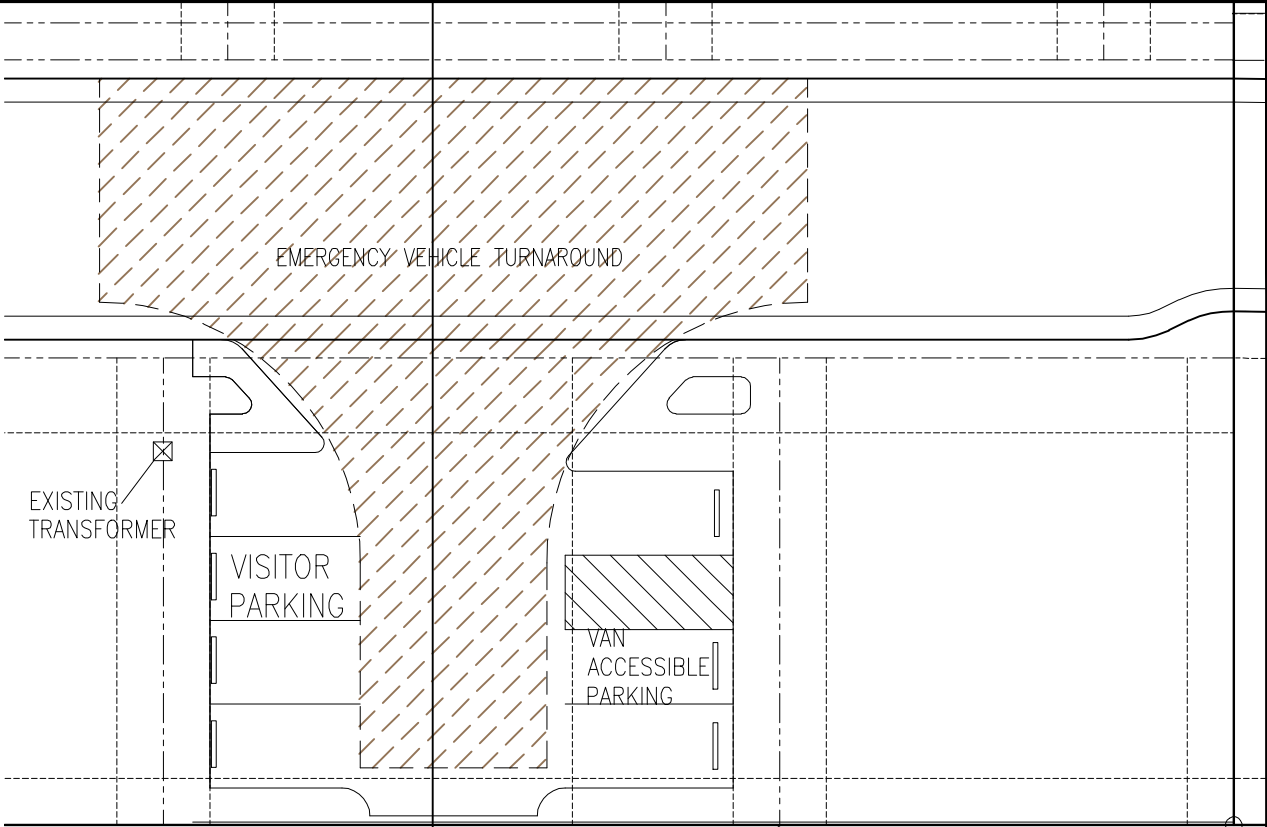
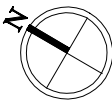
Phase 1 & Phase 2 Visitor Parking: 52 Spaces
Phase 3 To Be Determined



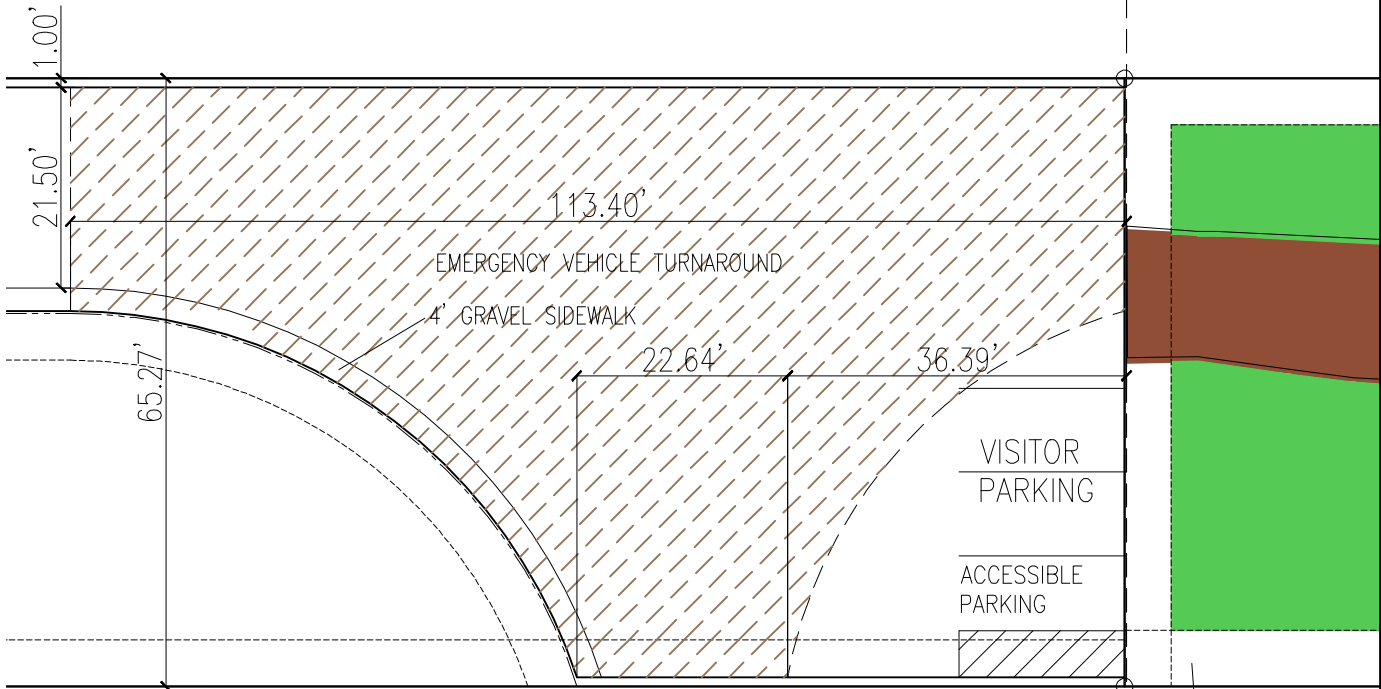
SCHEMATIC RAMP FOR GOLF CART ACCESS



08-15-12



PHASE I
EMERGENCY VEHICLE TURNAROUND AND COMMON PARKING LOT DETAIL - UNIT 1



PHASE II
EMERGENCY VEHICLE TURNAROUND AND COMMON PARKING LOT DETAIL - UNIT 2

James B. Boggs, A.I.A.
4701 Donegal Dr., Corpus Christi, Tx 78413
Phone: 361.765.8923

Revised 01-24-2013
Revised 01-18-2013
Revised 09-19-2012
Revised 09-04-2012 Revised 01-30-2013

EXHIBIT B

SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

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SUNRISE SHORES ARCHITECTURE

Architectural Style

The buildings are to have the appearance and feel of a South Texas Beach Community with a minimum of two floors above the garage level or a maximum height of 45 feet. The structures are to incorporate bay windows and a variety of balconies located at multiple levels to accent each unit. The roofs are to be a gable type with gable dormers.

Windows:

Windows may be single or double hung type with the appearance of multiple panes and generally be grouped in multiples of two or three units. Windows shall be impact rated. All windows are to have accent trim around the perimeter of the combined unit.

Exterior Doors:

At the garage level an enclosed entry is to be provided. Exterior doors shall have vision panels for the main entry and be French or sliding doors for balconies. All exterior doors shall be impact rated. All doors are to have accent trim around the perimeter of the unit.

Materials:

All buildings will be a combination of stucco and fiber cement siding for the exterior with accent trim at transitions, windows, doors, and corners of each unit. Railings shall be wood or simulated wood with vertical balusters. Accent columns will be simple Doric or Tuscan type. Roofing shall be of a dimensional composite asphalt shingle of natural color or red clay tile roofing. The accent roof shall be red clay tile. Ornamentation shall be restrained and simple for elements such as window frames, railings, and columns. Exterior gutters and downspouts will be allowed for entry protection only and must be aligned as part of the accent trim. All exterior materials shall be reviewed and approved by the Sunrise Shores Homeowners Association (HOA) and the HOA's Architect.



Conceptual drawing of typical Single Family Residence



08-15-12

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Revised 09-04-2012

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SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

COLOR PALLET

Building materials colors shall be selected from the color pallet provided with lighter colors for main body elements. The darker hues will be for accent trim, railings, roofing, and rafter tails. These colors are meant to illustrate the acceptable range. Additional colors and hues similar to these may be used subject to approval by the Sunrise Shores Home Owners Association. Please refer to original color chips for accurate colors, **PPG COLORS.**

8	Al Fresco Enlightenment Palette	8
113-2	Shortbread	
310-4	Bahia Grass	
211-2	Bright Laughter	
211-1	Clear Yellow	
210-3	Green Pastures	

Exterior Color Scheme 1

5	Al Fresco Spring Fever Palette	5
111-1	Sail Cloth	
209-7	Antique Moss	
212-2	Golden Fleece	
109-5	Green Grapes	
209-5	Lime Green	

Exterior Color Scheme 2

4	Almonds & Honey Cotton House Palette	4
213-3	Cornmeal	
115-1	Combed Cotton	
349-2	Sleep Baby Sleep	
249-3	Viva La Bleu	
115-2	Soft Cream	

Exterior Color Scheme 3

3	Almonds & Honey Carousel Palette	3
114-4	Golden Slumber	
347-6	Blue Odyssey	
116-3	Vanilla Wafer	
133-7	Burnt Red	
114-3	Flax	

Exterior Color Scheme 4

5	Almonds & Honey Travertine Palette	5
315-2	Brandied Pears	
316-4	Golden Ecu	
316-5	Applesauce Cake	
417-1	Diamond Mine	
316-3	Almond Brittle	

Exterior Color Scheme 5

2	Leather, Stone & Wood Concrete & Cream Palette	2
555-6	Volcanic Ash	
532-5	Gray Violet	
531-4	Silver Service	
321-3	Sand Stucco	
320-1	Honeysuckle	

Exterior Color Scheme 6

5	Leather, Stone & Wood Equestrian Chic Palette	5
530-7	Phantom Mist	
315-5	Earthy Ocher	
314-2	Heavy Cream	
316-7	Shaker Peg	
316-4	Golden Ecu	

Exterior Color Scheme 7



08-15-12

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SUNRISE SHORES LANDSCAPING

Landscaping is encouraged throughout Sunrise Shores. The use of typical plants as shown to the right will be recommended to give Sunrise Shores a common look. However, each lot may be landscaped with a variety of plants with native and drought tolerant plants being encouraged as well as flowering plants. Use of Palm Trees is Mandatory.

Residential Lot:

- Landscape Type: Low level, Medium Level, and High Level plants, a variety of these plants is encouraged.
- Use of Palm Trees is Mandatory
- Landscape Coverage: All areas outside of paved areas and all areas within the buildable area that is not part of the building.
- Installation and Maintenance: The lot owner.

Common Area Lot:

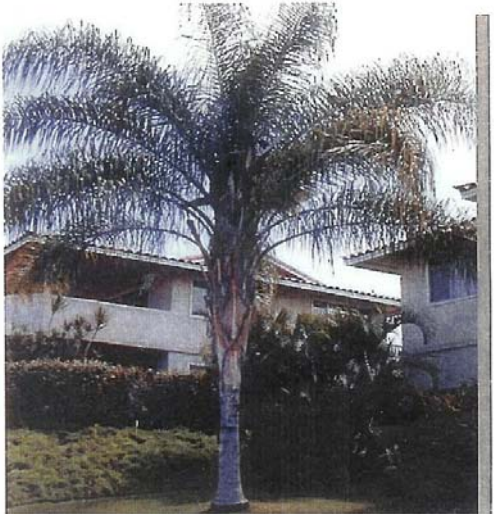
- Landscape Type: Low level, Medium Level, and High Level plants, a variety of these plants is encouraged.
- Use of Palm Trees is Mandatory
- Landscape Coverage: All areas outside of paved areas and all areas within the buildable area that is not part of the building.
- Installation and Maintenance: The Sunrise Shores Home Owners Association (HOA).

Access Lot:

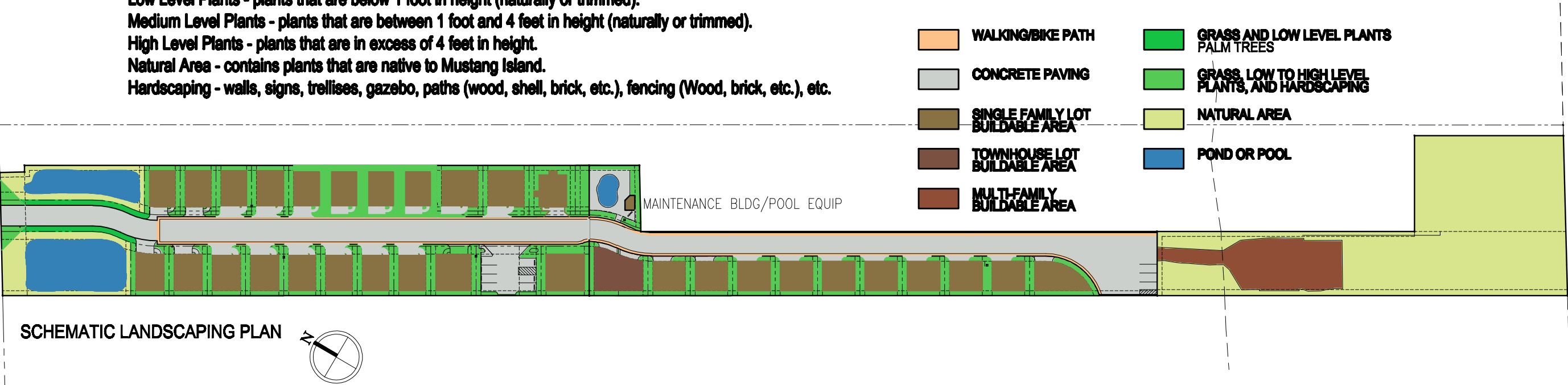
- Landscape Type: Low level plants, a variety of these plants is encouraged.
- Use of Palm Trees is Mandatory.
- Landscape Coverage: All areas outside of paved areas.
- Installation and Maintenance: The Sunrise Shores Home Owners Association (HOA).

Definitions:

- Low Level Plants - plants that are below 1 foot in height (naturally or trimmed).
- Medium Level Plants - plants that are between 1 foot and 4 feet in height (naturally or trimmed).
- High Level Plants - plants that are in excess of 4 feet in height.
- Natural Area - contains plants that are native to Mustang Island.
- Hardscaping - walls, signs, trellises, gazebo, paths (wood, shell, brick, etc.), fencing (Wood, brick, etc.), etc.



08-15-12



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Revised 02-13-2013
Revised 01-24-2013
Revised 09-04-2012

EXHIBIT B

SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

SUNRISE SHORES ZONING AND LOT LAYOUT INFORMATION

SUNRISE SHORES ZONING

The City of Corpus Christi existing zoning designation for the property is RM-AT/PUD (Multifamily Apartment-Tourist/Planned Unit Development). The surrounding zoning designations for the properties to the North, South, and East are all RM-AT, and the land to the West is FR (Farm-Rural). The RM-AT/PUD designation shall govern unless this Planned Unit Development (PUD) document states otherwise. This development shall be designated as a Planned Unit Development (PUD).

SUNRISE SHORES PLAT

Single Family Lots:

- | | |
|----------------------------------|----------------------------------|
| Lot 102, Block 1, Sunrise Shores | Lot 406, Block 1, Sunrise Shores |
| Lot 103, Block 1, Sunrise Shores | Lot 407, Block 1, Sunrise Shores |
| Lot 104, Block 1, Sunrise Shores | Lot 408, Block 1, Sunrise Shores |
| Lot 105, Block 1, Sunrise Shores | Lot 409, Block 1, Sunrise Shores |
| Lot 106, Block 1, Sunrise Shores | Lot 410, Block 1, Sunrise Shores |
| Lot 107, Block 1, Sunrise Shores | Lot 411, Block 1, Sunrise Shores |
| Lot 108, Block 1, Sunrise Shores | Lot 412, Block 1, Sunrise Shores |
| Lot 109, Block 1, Sunrise Shores | Lot 413, Block 1, Sunrise Shores |
| Lot 110, Block 1, Sunrise Shores | Lot 414, Block 1, Sunrise Shores |
| Lot 111, Block 1, Sunrise Shores | Lot 415, Block 1, Sunrise Shores |

- Lot 112, Block 1, Sunrise Shores
- Lot 302, Block 1, Sunrise Shores
- Lot 303, Block 1, Sunrise Shores
- Lot 304, Block 1, Sunrise Shores
- Lot 305, Block 1, Sunrise Shores
- Lot 306, Block 1, Sunrise Shores
- Lot 307, Block 1, Sunrise Shores
- Lot 308, Block 1, Sunrise Shores
- Lot 309, Block 1, Sunrise Shores
- Lot 310, Block 1, Sunrise Shores
- Lot 312, Block 1, Sunrise Shores

- Townhouse Lots:
- Lot 404, Block 1, Sunrise Shores
- Lot 405, Block 1, Sunrise Shores

- Future Building Lots:
- Lot 416, Block 1, Sunrise Shores

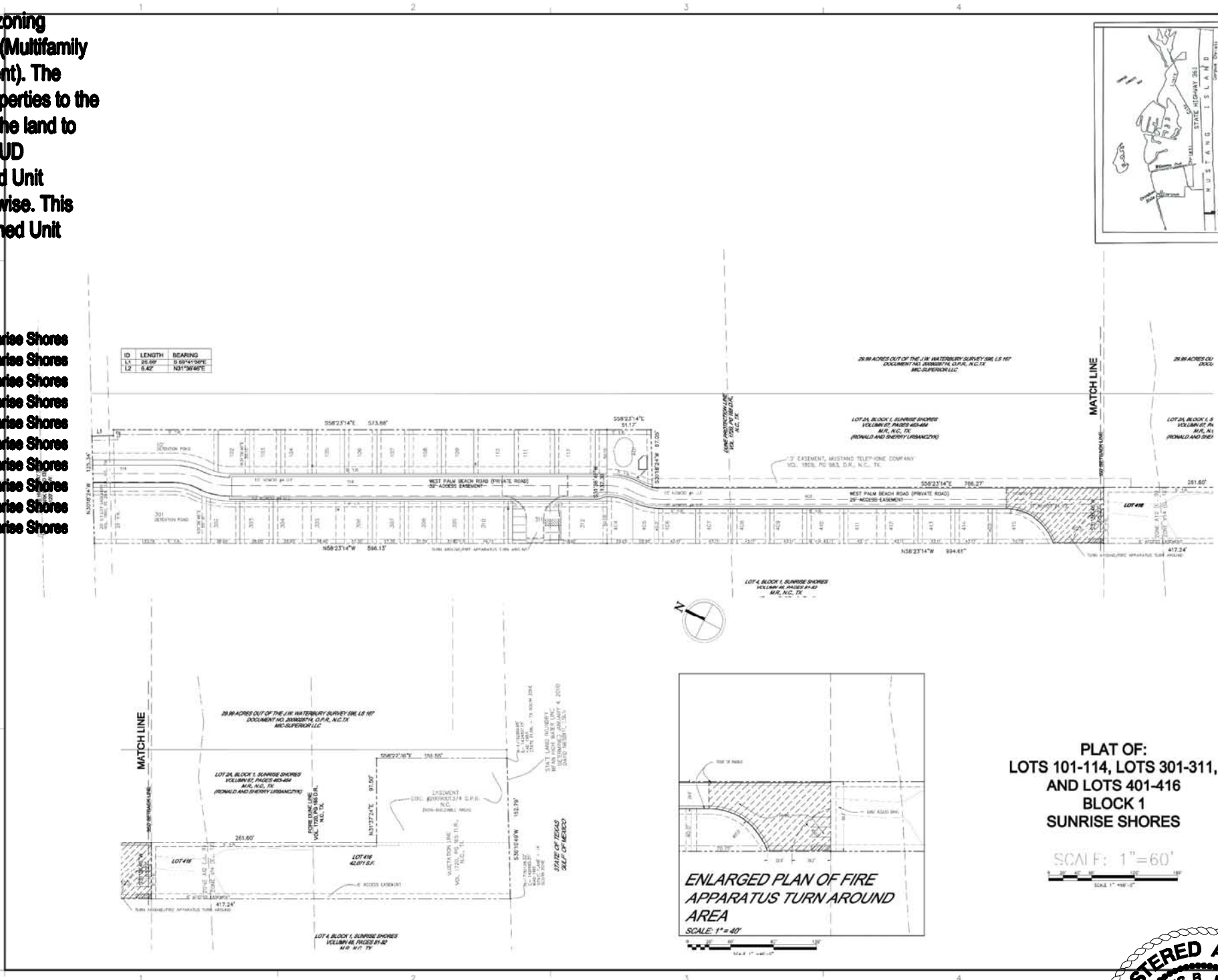
- Common Area Lots:
- Lot 101, Block 1, Sunrise Shores
- Lot 301, Block 1, Sunrise Shores
- Lot 311, Block 1, Sunrise Shores
- Lot 401, Block 1, Sunrise Shores
- Lot 402, LOT NUMBER NOT USED

Note: All Common Area Lots shall be maintained by the Home Owners Association (HOA)

Access Lots

- Lot 114, Block 1, Sunrise Shores
- Lot 403, Block 1, Sunrise Shores

Note: All Common Area Lots shall be maintained by the Home Owners Association (HOA)



This Proposed Lot Layout is based on site information contained in "Replat of Lots 101-119, 122, 301-313 and 3B, Block 1, Sunrise Shores" as recorded in Vol 67, Pg. 512, Nueces County Records



08-15-12

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Revised 01-30-2013
Revised 01-23-2013
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Revised 09-19-2012 Revised 02-13-2013

EXHIBIT B

SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

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Carl

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p. 4



SAMUEL L. NEAL, JR.
County Judge

Claudia Lobell
Chief Executive
claudia.lobell@co.nueces.tx.us

Danielle Hale, E.M.C.
(361) 888-0513
danielle.hale@co.nueces.tx.us

Marie Carrales
Secretary
marie.carrales@co.nueces.tx.us

June 22, 2012

Mr. Carl Badalich
P.O. Box 18150
Corpus Christi, Texas 78480

Ref: New Construction Dune Protection Permit, DNP# 09-08-01

Dear Mr. Badalich:

My staff has reviewed your request. This is our assessment and ruling:

- A. Construction of six (6) condominiums, three (3) stories high, on the same 11,000 sq. ft. footprint of your existing single-family residence after it is demolished.

Nueces County enforces rules and regulations of the Beach Management Plan and Texas General Land Office Beach Management Rules that address impacts to the Beach ecology and Dune environment, with focus on preserving and enhancing the native and local environmental quality through permitted and proper development under the Plan guidelines, in a consistent manner for all applicants. Nueces County has no authority to enforce or mandate engineering design standards, structural integrity standards for construction or require building codes, which are the responsibility of the City of Corpus Christi, Planning, Zoning and Development Departments. Your proposal relates to building six (6) condominiums, in a three-story vertical development under the original footprint of 11,000 sq. ft. that was exempted from the requirements of needing a Dune Protection Permit (DPP). As long as the horizontal footprint remains the same as was originally exempted from the requirements of needing a DPP (11,000 sq. ft.), we have no issue with the 3-story vertical construction for the proposed six (6) condominiums, because our mandate and focus is on the Dune environment which relates to the horizontal magnitude of a development footprint, that has potential to impact the Beach ecology and Dune Environment. Conformance with City Codes under proper standards of construction for vertical construction, fulfilling codes and addressing structural integrity issues is your responsibility. Based upon that, the activity you propose qualifies for being exempt from the requirement of a DPP.

- B. Construction of 14 structures on your property that lies landward, between the 350 ft. setback line (350 ft. from the Dune Vegetation Line) and the 1000 ft. Dune Protection Line.

Nueces County Courthouse • 901 Leopard Street, Room 303 • Corpus Christi, Texas 78401-3697 • (361) 888-0444 • FAX (361) 888-0445

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Carl

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p. 3

We have reviewed your application. Based upon the provided information, the topographical outlays, plat, photographs, and details that show the proposed construction will occur landward outside the 350 ft. setback line, inside the DPL in an area with no dunes. As authorized under the Nueces County Beach Management Rules, we concur. Critical dunes will not be impacted adversely from the proposed construction activity and therefore, you qualify to be exempt from the requirement to obtain a DPP.

C. Construction of 23 structures, landward, outside the 1000 ft. DPL.

All construction landward, outside the 1000 ft. DPL, does not require Nueces County authorization and there is no requirement to obtain a DPP. However, it is your responsibility to fulfill all construction, zoning and building code requirements as mandated by the City of Corpus Christi.

We recommend that a Dune Protection Permit not be required for Items A., B., and C. above as long as you abide by the following conditions:

1. Notify the Nueces County (Department of Public Works) at least 10 working days prior to the start of construction, continue to keep them informed as to the proposed work schedule, and notify the County immediately upon completion of construction on the lots;
2. You must allow representatives of Nueces County and the Texas General Land Office, on-site access for inspections, during and upon completion of the construction.

If you have questions, please contact Glen R. Sullivan, P.E., Director of Public Works, at (361) 888-0490.

Yours truly,

Samuel L. Neal, Jr.,
Nueces County Judge

cc: Commissioner Joe McComb (Precinct 4)
Glen R. Sullivan, P.E., Director of Public Works
Jenny Boyd, Nueces County Attorney
Beach Management Advisory Committee Members

DUNE PROTECTION PERMIT, DNP# 09-08-01

James B. Boggs, A.I.A.
4701 Donegal Dr., Corpus Christi, Tx 78413
Phone: 361.785.8923

Revised 09-21-2012

EXHIBIT B

**SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION**

13

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County of Nueces

Department of Public Works

County Roads and Bridges
Engineering Services
Facilities Management
Environmental Enforcement
911 Addressing Program

Glen R. Sullivan, P.E.

Director of Public Works
Nueces County Engineer

April 26, 2012

Carl Badalich
7269 State Highway 361
Port Aransas, Texas-78373

Re: Dune Walkover Permit DPP# 0312, Badalich Dune Walkover, Block 1, Lot 3B on Mustang Island in
Corpus Christi, Texas, GLO ID No. BDNC-12-0096

Dear Mr. Badalich:

Your permit application for a Dune Walkover permit has been approved by the Nueces County
Commissioners Court. You must abide by the following conditions as applicable to construction activity on
the beach at all times:

1. You must notify Nueces County Department of Public Works at least 10 working days prior to the
beginning of construction. You must keep this office informed as to the proposed work schedule,
and notify us upon completion of the construction.
2. If an inspection of the property establishes that a material change has occurred in the interim, and
that adverse effects on critical dune areas would occur at the time of the proposed activity, you will
be required to re-apply for a DPP.
3. You are required to allow access for inspection purposes by representatives of Nueces County and
the Texas General Land Office during and upon completion of construction; and
4. Developers must adhere to all applicable requirements of TAC (Title 31) (Part I) (Ch. 15)
(Subchapter A).
5. All impacts to dunes and vegetation are mitigated to the County's satisfaction under the Nueces
County Beach Management Rules.
6. You must to the greatest extent possible, restrict the walkover to the most landward point of the
public beach, and ensure the walkover will not interfere with or otherwise restrict public use of the
beach at normal high tides.

If you have any questions, please contact me or Dipak V. Desai, P.E., Principal Engineer.

Sincerely,



Glen R. Sullivan, P.E.
Director of Public Works

501 Leonard Street, Suite 103, Corpus Christi, Texas 78401-3802 Telephone: 361-825-0460 FAX: 361-825-0465

DUNE WALKOVER PERMIT DPP# 0312

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Revised 09-21-2012

EXHIBIT B

SUNRISE SHORES, MUSTANG ISLAND, CORPUS CHRISTI, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION