

**Ordinance amending the Unified Development Code (“UDC”), upon application by Padre Coastal Homes, LLC (“Owner”), by changing the UDC Zoning Map in reference to Lots 6 and 7, Block 3, Padre Island-Corpus Christi Section E, from the “RS-6/IO” Single-Family 6 District with an Island Overlay to the “RS-TH/PUD/IO” Townhouse District with a Planned Unit Development Overlay and Island 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 Padre Coastal Homes, LLC (“Owner”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, September 9, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “RS-TH/PUD/IO” Townhouse District with a Planned Unit Development Overlay and Island Overlay and approved the plat, and on Tuesday, October 13, 2015, 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 by Padre Coastal Homes, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lots 6 and 7, Block 3, Padre Island-Corpus Christi Section E, located on the south side of Running Light Drive (the “Property”), from the “RS-6/IO” Single-Family 6 District with an Island Overlay to the “RS-TH/PUD/IO” Townhouse District with a Planned Unit Development Overlay and Island Overlay (Zoning Map No. 028026), as shown in Exhibits “A” and “B”, and Exhibit “C”. Exhibit A, which is a map of the Property, Exhibit B, which is a Development Plan of the Property, 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 Development Plan as shown in Exhibit B. The development of the Property is to consist of six (6) townhouse units and common area amenities and shall be constructed in one phase. The Planned Unit Development on the Property would allow for individually owned, daily rental townhomes.
- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed six (6) dwelling units.

- 3.) **Building Height:** The maximum height of any structure on the Property is 45 feet.
- 4.) **Parking:** The Property must have a minimum of 18 standard parking spaces. Parking is prohibited along the private-street and pedestrian walkways.
- 5.) **Setbacks and Lot Width:** The minimum front yard setback for each lot shall be ten (10) feet. The minimum rear yard setbacks for all lots shall be five feet. The minimum building separation between unattached townhouse units shall be 10 feet. A minimum ten-foot wide yard setback is required along a street. The minimum side yard setback is five (5) feet. The minimum width for townhouse lots shall be 15 feet.
- 6.) **Open Space:** The Property must maintain a minimum of 44% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
- 7.) **Private Street Access:** The Property shall provide the lots with access to a two-way private street with a width of not less than 24 feet. The private streets shall be marked to indicate "Fire Lane/No Parking."
- 8.) **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street connecting to the public street.
- 9.) **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if 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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

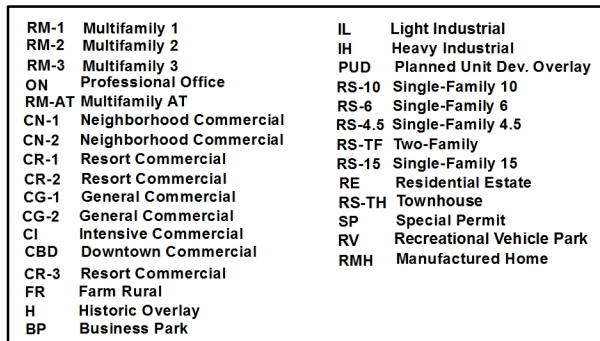
ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor



**CASE: 0915-04**  
**SUBJECT PROPERTY WITH ZONING**



Planned Unit Development for:

# Running Light PUD

Corpus Christi, Texas

**Willie Mandel**  
[Owner]

Submitted By:

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

Engineer: Craig B. Thompson, P.E.



**NaismithEngineering,Inc**  
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4501 Gollihar Road, **Corpus Christi, TX** 78411 ■ 800-677-2831 361-814-9900 Fax 361-814-4401 ■ [naismith-engineering.com](http://naismith-engineering.com)

EXHIBIT "B"

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## Location Map



## General Info

The Planned Unit Development (PUD) for Running Light PUD consists of a Re-Plat of Lots 6 & 7, of Block 3, Padre Island-Section E. This development will be non-gated with attached single-family units.

6 units in Running Light will be Single Family Residential Units, 1 Common Area lot & 1 Private Access & Utility Easement lot. The property sits on 0.58 acres of vacant land and is currently zoned RS-6/IO. The Future Land Use plan designates this area as 'Tourist'.

A PUD on this property allows for the development of individually owned, daily rental townhomes to service the growing tourist needs on Padre Island. These units, which would not otherwise be buildable under existing City requirements, will help satisfy the 'Tourist' designation for Padre Island on the Future Land Use plan.

## Adjacent Zoning

This area has multiple existing zoning designations. However, the properties directly adjacent to Running Light PUD are zoned RS-6/IO



## Property Description

Running Light PUD sits on a 0.58 acre tract of land near the end of Running Light Drive. Existing zoning on the property is RS-6 with a future land use designation of 'Tourist'. This portion of land is also located in Zone A13 (EL 9) per the Flood Insurance Rate Map.

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



Deviations Table | Running Light

Description	Zong / Platting Ordinance Requirement (RS-TH)	Running Light PUD
Min. Site Area (SF)	20,000	25,264
Min. Area per Dwelling Unit (SF)		
Front Access	2,600	1,753
Rear Access	2,200	n/a
Shared Parking	1,600	n/a
Min. Dwelling Unit Width (FT)		
Front Access	26	15
Rear Access	22	n/a
Shared Parking	16	n/a
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 %	30%
Max. Height (FT)	45	45
Curb Type	6" Curb & Gutter	2' Ribbon Curb: See Exhibit 6 - Page 8
Parking Requirement	2.2 / unit	2.0 / unit + 6 guest (18 total)
Sidewalks	6' on One Side of Road	6' on One Side of Road

Development Guidelines | Running Light

Residential Lots:  
Block 1, Lots 1-6

1. Lot Size:

Minimum 1,753 sf  
Maximum 3,276 sf
2. Lot Width:

Minimum 15 Feet  
Maximum 36 Feet
3. Front Yard Requirement:

10 feet Minimum
4. Rear Yard Requirement:

5 feet Minimum
5. Side Yard Requirement:

Zero Lot Line
6. Maintenance:

Lot owner and/or Home Owners Association (HOA)
7. Building Spacing:

10'
8. Building Height:

Maximum - 2 Stories, 45' vertical distance above finished grade to the highest point between the plate line and the ridge of a gable or hip roof.
9. Parking Requirement:

2.0 Per Lot + 1 Guest Space Per Lot with a total of 18 Spaces Provided.  
See Parking Plan on Page 8.
10. Usage:

Single Family Residential / Short Term Rentals less than 30 days
11. Improvements:

Structure, decks, porches, etc. shall not portrude 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, Lots 7

1. Maintenance:

Home Owners Association (HOA)
2. Parking Requirement:

Parking allowed in Designated Areas only. Parking Spaces to be clearly marked.  
No Parking allowed on Mandel Drive.
3. Usage:

Areas supporting the community:  
Vehicular Access Drive, Pedestrian Access, Walkways, etc.

Common Area:  
Block 1, Lot 8

1. Lot Size:

7,582 SF
2. Front Yard Requirement:

10 feet Minimum
3. Rear Yard Requirement:

5 feet Minimum
4. Side Yard Requirement:

5 feet Minimum
5. Maintenance:

Home Owners Association (HOA)
6. Building Spacing:

10'
7. Building Height:

Maximum - 1 Stories
8. Building Note 1:

Architectural style of non-residential community structures must match style of residential structures.
9. Building Note 2:

Building separation of non-residential structures will be subject to the 2009 International Building Code and may require increased spacing or increased fire protection.
10. Parking Requirement:

No parking allowed in Common Area, Lot 8
11. Usage:

Non-Residential Structures supporting the community.
12. Improvements:

Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).

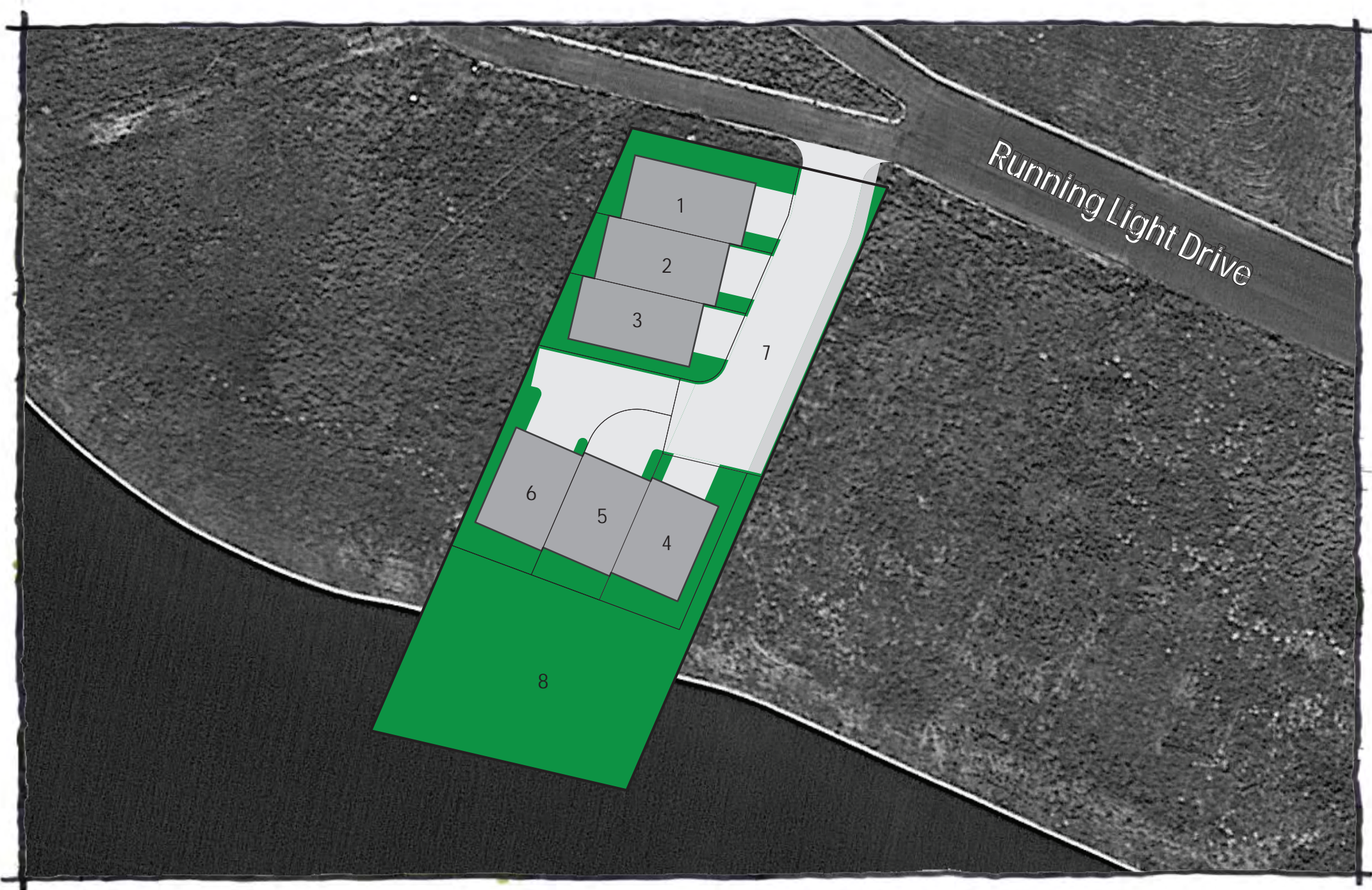
Note

Landscaping and Irrigation will be provided in this subdivision.

Legend

- ① Parking | See sheet 8 for Layout
- ② Mandel Drive
- ③ Sidewalk
- ④ Pedestrian Access to Common Area





Open Space Calculation

Total Open Space Required: 30%  
Total Area: 25,408 sf  
Total Open Space Provided: 11,319 sf

Total Open Space: 44%

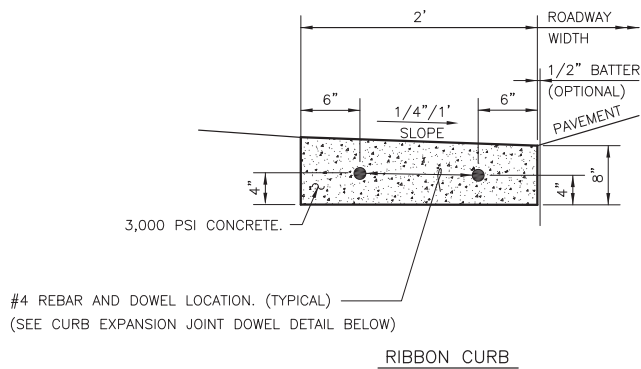
Notes:  
1. Rear Yard Patios to be constructed with Pervious Materials

Vehicular / Pedestrian Access | Running Light

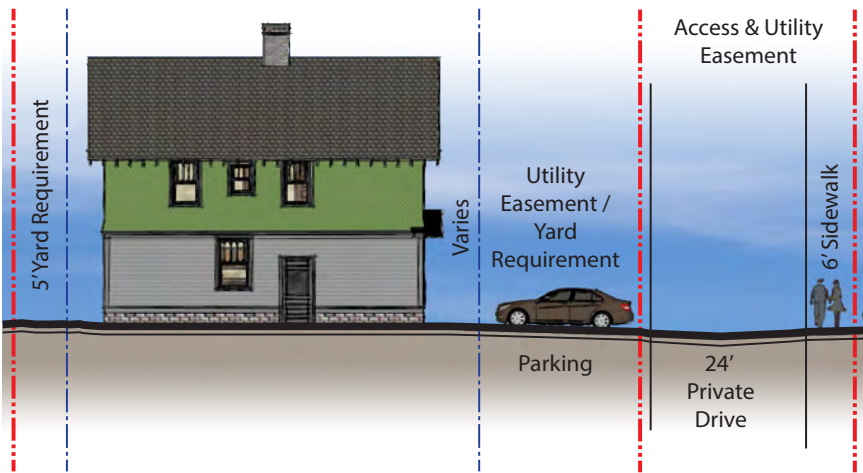
Vehicular and Pedestrian access will be provided with a single 24' back of curb to back of curb Two-Way Private Access Drive named 'Mandel Drive'. Mandel Drive will provide access to single family lots 1-6 and common area lot 8. It will be a dead-end private street less than 150' in length perpendicular to Running Light Drive and will not require a turn-around for emergency vehicles. This will be a non-gated community.

Pedestrian access will be within a designated 6' wide sidewalk adjacent to Mandel Drive.

Typical Ribbon Curb | Running Light

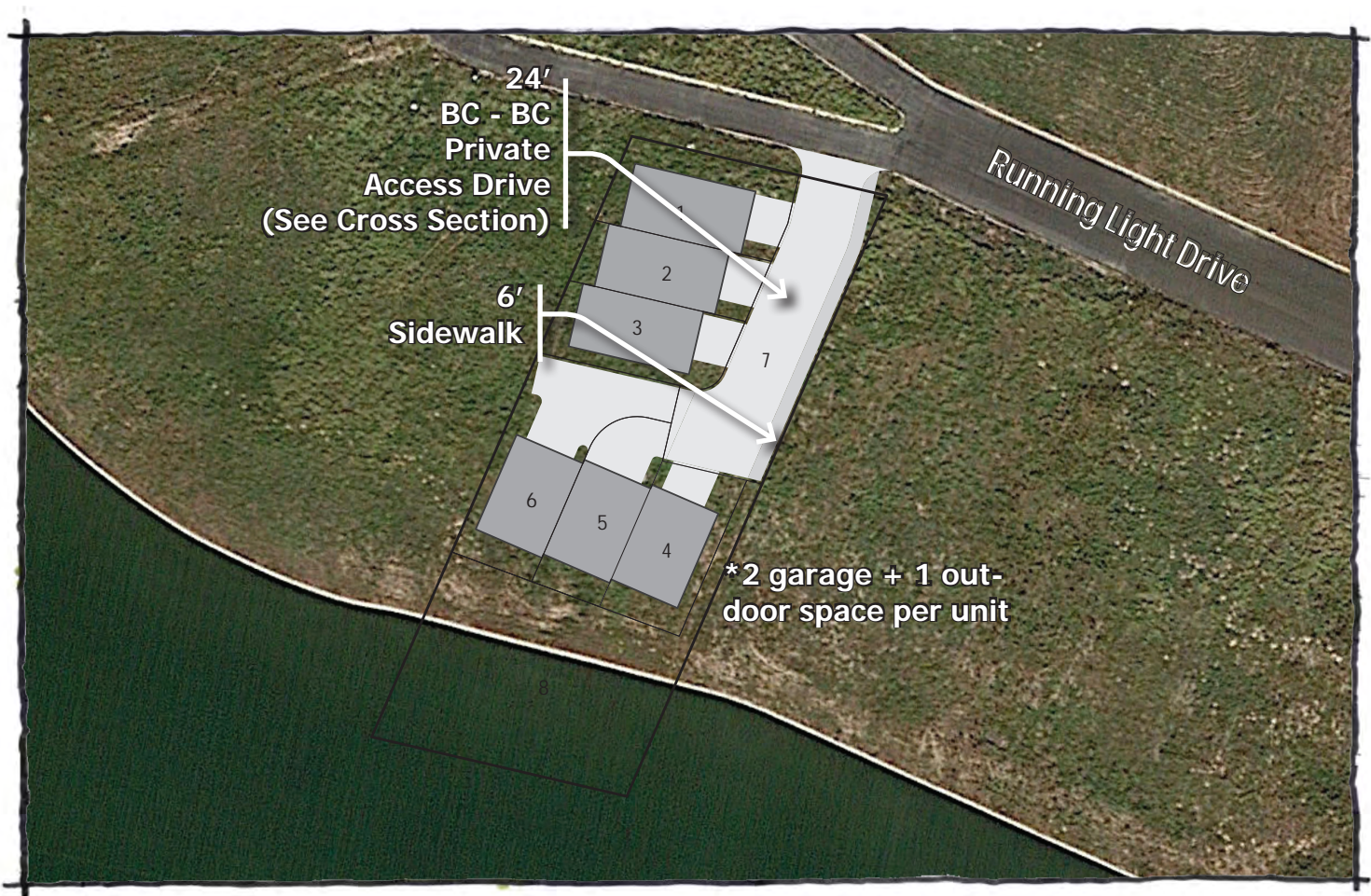


Typical Cross Section | Running Light



Parking Requirements | Running Light

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

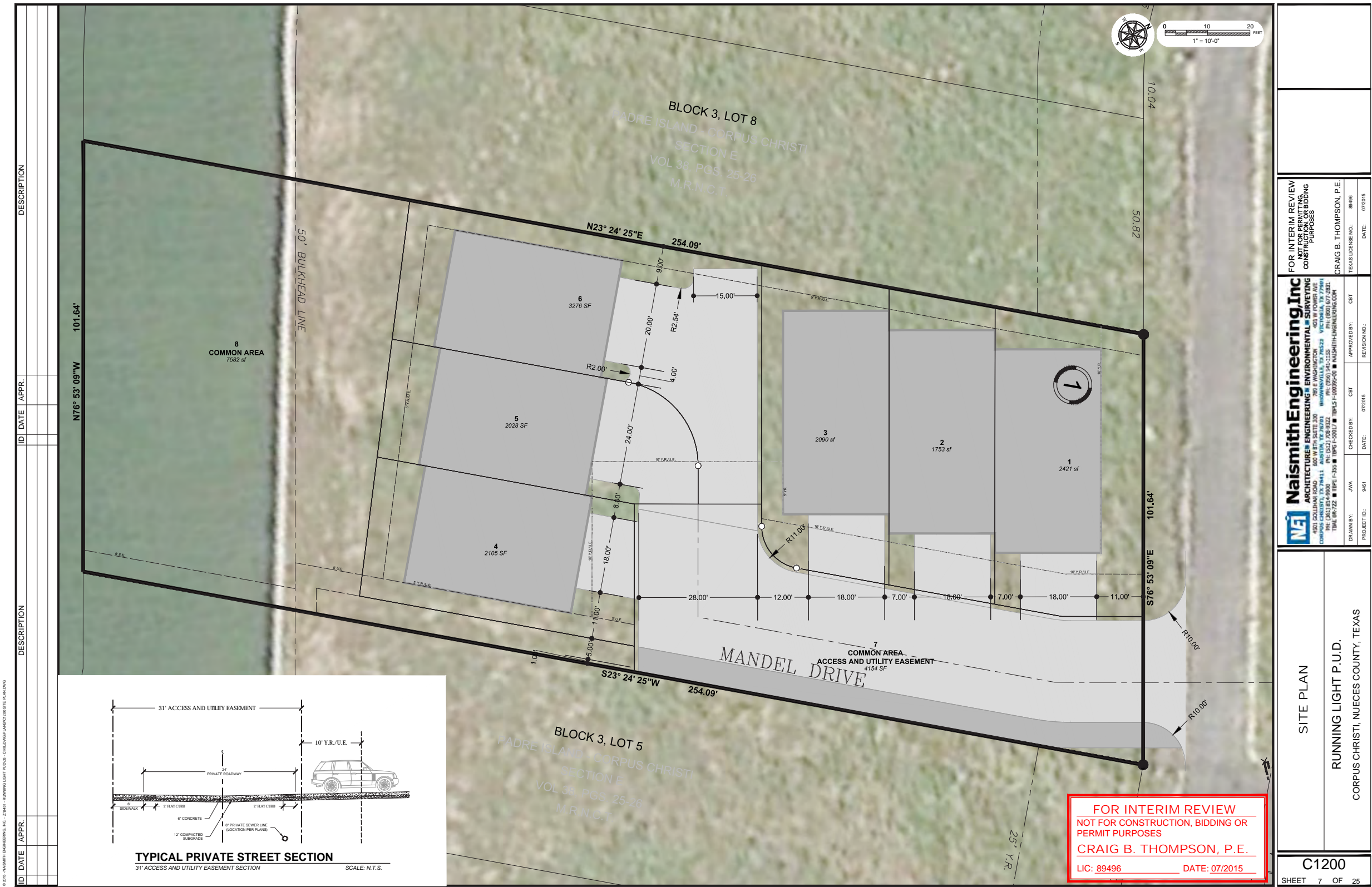


Parking Requirements

Required Spaces:	
Three-Bedroom	2 / Unit
Guest	1 / 5 Units
Total:	14 Spaces
Provided Spaces: 18 Spaces	
*Each lot has 2 garage spaces and 1 guest parking	



Site Plan | Running Light



© 2015 - NAISMITH ENGINEERING, INC. - Z:\9451 - RUNNING LIGHT PUD\10 - PLATTING & ZONING\PRELIMINARY\20150826 - RUNNING LIGHT PRELIMINARY PLAT - P&Z REVISION.DWG

STATE OF TEXAS  
COUNTY OF NUECES

PADRE COASTAL HOMES, LLC. 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 \_\_\_\_\_, 2015.

By: \_\_\_\_\_  
Willie Mandel, MEMBER

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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

PLAT OF  
**RUNNING LIGHT PUD**  
BEING A REPLAT OF LOTS 6 & 7, BLOCK 3, PADRE ISLAND-CORPUS  
CHRISTI SECTION E, A MAP OF WHICH IS RECORDED IN VOLUME 38,  
PAGES 25-26, MAP RECORDS OF NUECES COUNTY, TEXAS AND  
CONTAINING .58 ACRE OF LAND



**LOCATION MAP**  
NOT TO SCALE

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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

This plat of RUNNING LIGHT P.U.D., approved by the Department of Development Services of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ratna Pottumuthu, P.E., LEED-AP  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

This plat of RUNNING LIGHT P.U.D., approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Philip Ramirez, AIA, LEED-AP  
Chairman

\_\_\_\_\_  
Daniel M. Grimsbo, P.E., AICP  
Secretary

STATE OF TEXAS  
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of RUNNING LIGHT P.U.D., dated the \_\_\_\_\_ day of \_\_\_\_\_, 2015, with its certificate of authentication was filed for record in my office this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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 \_\_\_\_\_, 2015.

No. \_\_\_\_\_

Filed for record  
At \_\_\_\_\_ o'clock \_\_.M.  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
Kara Sands  
County Clerk  
Nueces County, Texas

By: \_\_\_\_\_  
Deputy

**PLAT OF RUNNING LIGHT PUD**  
BEING A REPLAT OF LOTS 6 & 7, BLOCK 3, PADRE ISLAND-CORPUS CHRISTI SECTION E, A MAP OF WHICH IS  
RECORDED IN VOLUME 38, PAGES 25-26, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING  
.58 ACRE OF LAND

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ENGINEER/SURVEYOR:	STACEY MORA	PHONE:	361-814-9900	FAX:	361-814-4401
ENGINEER/SURVEYOR EMAIL:	SMORA@naismith-engineering.com	DATE:	11/22/2011	APPROVED BY:	
DRAWN BY:	CBT	PROJECT ID:	9452	DRAWING NAME:	PORTA-11ST
CHECKED BY:	SM				
SURVEY DATE:					03/2015

BEING A REPLAT OF LOTS 6 & 7, BLOCK 3, PADRE  
ISLAND-CORPUS CHRISTI SECTION E, A MAP OF WHICH IS  
RECORDED IN VOLUME 38, PAGES 25-26, MAP RECORDS OF  
NUECES COUNTY, TEXAS AND CONTAINING .58 ACRE OF LAND

1. TOTAL PLATTED AREA CONTAINS 0.58 ACRES OF LAND, INCLUDING PRIVATE STREETS.
2. COMMON AREA = 11,736 SF
3. PER FLOOD INSURANCE RATE MAP, MAP INDEX  
COMMUNITY-PANEL NUMBER 485494 0705 D, MAP REVISED MAY 4, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE A13 (EL 9), DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATION DETERMINED.
4. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83). ELEVATIONS ARE BASED ON NGVD29.
5. 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.
6. VEHICULAR / DRIVEWAY ACCESS ONTO RUNNING LIGHT DRIVE PROHIBITED FROM BLOCK 1, LOT #1.
7. BLOCK 1, LOT #7 & 8 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
8. BLOCK 1, LOT #7 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
9. ALL ROADS, SIDEWALKS, STREET LIGHTING AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
11. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
12. 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".

Parcel Line Table		
Line #	Length	Direction
L1	19.23	N13° 06' 51.46"E
L2	33.54	S76° 53' 08.54"E
L3	15.00	S13° 06' 51.46"W
L4	15.00	S13° 06' 51.46"W
L5	6.10	S76° 53' 08.54"E

**PLAT OF RUNNING LIGHT PUD**  
 BEING A REPLAT OF LOTS 6 & 7, BLOCK 3, PADRE ISLAND-CORPUS CHRISTI SECTION E, A MAP OF WHICH IS  
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