

PLANNING COMMISSION FINAL REPORT

Case No. 0316-03

HTE No. 15-10000066

Planning Commission Hearing Date: March 23, 2016

Applicant & Legal Description	Owner: Ocean Harbor II, LLC Applicant/Representative: Naismith Engineering, Inc. Legal Description/Location: Lots 22, 23, and 24, Block 52, Padre Island-Corpus Christi Section B, located on the southeast corner of Leeward Drive and St. Bartholomew Avenue.			
Zoning Request	From: "RM-AT/IO" Multifamily AT District with an Island Overlay To: "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay Area: 1.46 acres Purpose of Request: To allow for the development of a 24-unit single-family development.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Vacant	Tourist
	<i>North</i>	"CR-2/IO" Commercial Resort District with an Island Overlay	Vacant	Tourist
	<i>South</i>	"RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development	Medium Density Residential	Tourist
	<i>East</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Vacant	Tourist
	<i>West</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay and "CR-2/IO" Commercial Resort District with an Island Overlay	Vacant and Medium Density Residential	Tourist
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Mustang Padre Island Area Development Plan and is planned for tourist uses. The proposed rezoning to the "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay is consistent with the adopted Future Land Use Map and the Mustang Padre Island Area Development Plan. Map No.: 028026 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 280 feet of street frontage along Leeward Drive and 225 feet of street frontage along St. Bartholomew Drive, both of which are designated as C1 Minor Residential Collector streets.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Leeward Drive	C1 Minor Residential Collector	60' ROW 40' paved	95' ROW 30' paved	N/A
	St. Bartholomew Drive	C1 Minor Residential Collector	60' ROW 40' paved	95' ROW 25' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay to allow the development a 24-unit single-family development.

Development Plan: The subject property is comprised of 1.45 acres and is proposed to be developed into a non-gated community that will consist of twenty-four (24) attached single-family units or townhouses with one common area (Lot 73). The density proposed is approximately 16.51 units per acre. Eight of the twenty-four lots will have a minimum area of 1,182 square feet and the minimum width indicated is seventeen feet. Vehicular access will be provided by one two-way private access drive 24-foot wide from edge of pavement. Pedestrian access will be provided by a 6-foot sidewalk on one side of the private drive. The common area amenities include a pool and related structures. A total of 56 parking spaces are to be provided compared to 52.8 required parking spaces. The development proposes to maintain a 25% open space requirement.

The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RS-TH” Townhouse District and notes all necessary deviations from the UDC being requested by the applicant.

Minimum Dimensions	“RS-TH” District Standards	Proposed PUD	Deviation
Lot Area	2,600 SF	1,182 SF*	<u>Yes</u>
Minimum Lot Width	26	17 ft.	<u>Yes</u>
Front Yard	10 ft.	18 ft.	No
Side Yard	0 ft.	4 ft.	No
Rear Yard	5 ft.	5 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	28%	<u>Yes</u>
Maximum Height	45 ft.	45 ft.	No
Paved Street Width	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	None	<u>Yes</u>
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)	No
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private street	6 ft. on one side of private street	No

*Lots 50-57 (8 Lots)

Existing Land Uses & Zoning: The subject property is zoned “RM-AT/IO” Multifamily AT District with an Island Overlay and is vacant. North is zoned “CR-2/IO” Commercial Resort District with an Island Overlay and is also vacant. South is zoned “RS-TH/IO/PUD” Two-Family District with an Island Overlay and Planned Unit Development and consists of medium density residential uses. To the east is vacant land zoned “RM-AT/IO” Multifamily AT District with an Island Overlay and to the west is vacant land in the “CR-2/IO” Commercial Resort District with an Island Overlay and medium density uses in the “RM-AT/IO” Multifamily AT District with an Island Overlay.

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

Plat Status: The subject property is comprised of three platted lots.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang Padre Island Development Plan (ADP). The proposed rezoning to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development is consistent with the adopted with the Mustang Padre Island ADP. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- Planned Unit Development and other creative land planning techniques should be encouraged (Residential Policy Statement K).
- 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 City will continue to protect residential neighborhoods from encroachment of non-residential uses unless the negative effects of the non-residential uses are eliminated or significantly mitigated (Policy Statement B.13).

Department Comments:

- The proposed rezoning is consistent with the Comprehensive Plan and the Review Criteria for a PUD Zone Map Amendment set forth in the UDC.
 - The development is in harmony with the character of the surrounding area.
 - The development offers an alternative in housing types.
 - The development as proposed is orderly with respect to the area and community.
 - The development has a plan for the separation of vehicular and pedestrian traffic.
 - The development will include the timely provision of utilities, facilities and services.
- 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 is a continuation of the development known as Village By The Beach
- This PUD utilizes decreased lot sizes, lot widths, and street width, while maintaining building height and open space requirements.
- 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.
- Staff finds that the proposed deviations are acceptable.
- The subject property is located in a “Vinyl Not Allowed” area.

Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay with the following conditions.

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with the Village By The Beach 2 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 24 townhouse units and common area amenities and shall be constructed in one phase. The PUD shall allow short-term rentals of less than 30 days.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 16.44 dwelling units per acre.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.

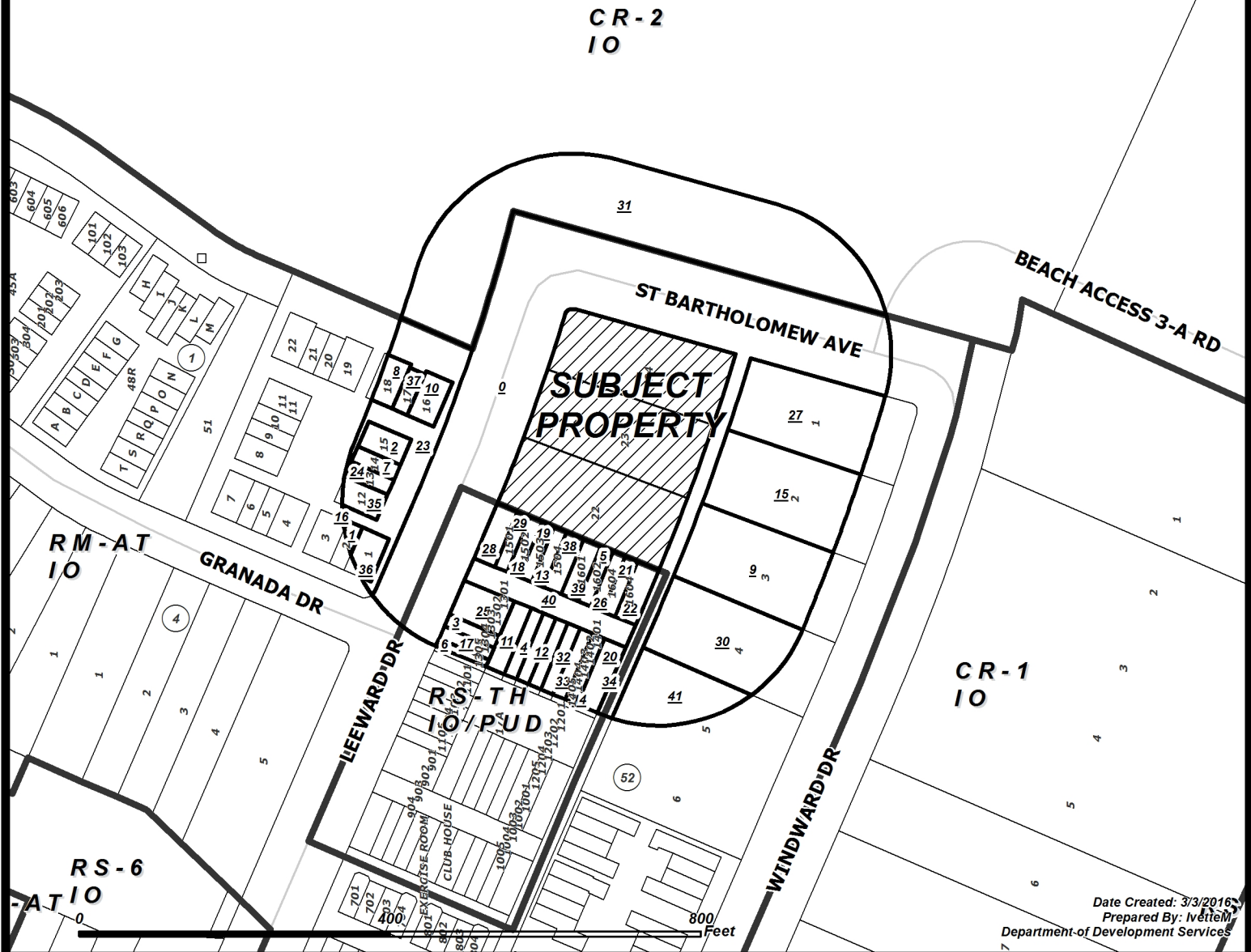
4. **Parking:** The Property must have a minimum of 56 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum 18-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum street yard of ten-feet is required along public streets. Minimum rear yard setbacks for all lots shall be five feet. Minimum four-foot wide side yard is required along Packery View Loop. Minimum width for townhouse lots shall be 17 feet.
6. **Open Space:** The Property must maintain a minimum of 28% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The two-way private access drive shall not be less than 24 feet and shall be striped 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.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

Public Notification	Number of Notices Mailed – 85 within 200-foot notification area 5 outside notification area
	<u>As of March 29, 2016:</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.

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received (if any)

K:\DevelopmentSvcs\SHARED\ZONING CASES\2016\0316-03 Village by the Beach 2 PUD\Council Documents\Report Village by the Beach 2 PUD.docx



CASE: 0316-03

ZONING & NOTICE AREA

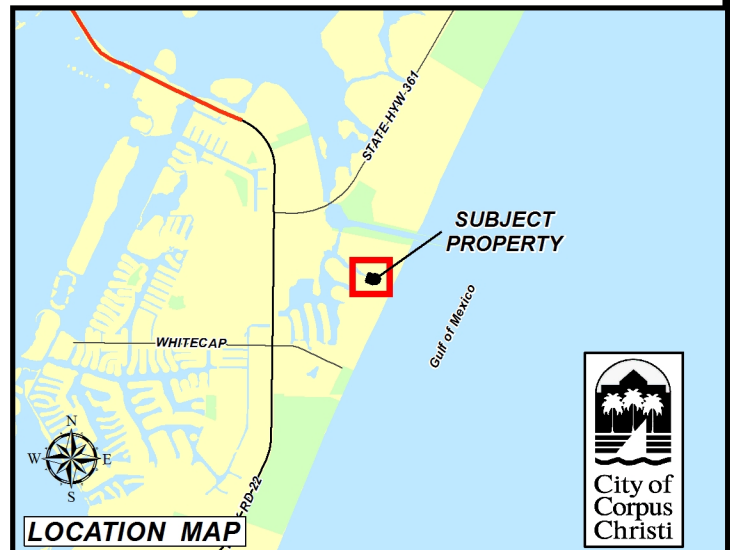
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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	

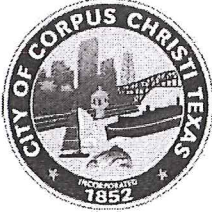
Subject Property with 200' buffer

4 Owners within 200' listed on attached ownership table

Owners in favor

X Owners in opposition





Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 0316-03 Map No.: _____

PC Hearing Date: 3/23/16 Proj.Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street

Hearing Time: 5:30 p.m.

** A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

1. Applicant: Naismith Engineering, Inc Contact Person: Thomas Tiffin, P.E.
Mailing Address: 4501 Gollihar Road
City: Corpus Christi State: TX ZIP: 78411 Phone: (361) 814-900
E-mail: [REDACTED] Cell: (361) 550-8226

2. Property Owner(s): Ocean Harbor II, LLC. Contact Person: N/A
Mailing Address: 4418 Ocean Drive
City: Corpus Christi State: TX ZIP: 78412 Phone: N/A
E-mail: N/A Cell: N/A

3. Subject Property Address: 14806 Leeward Dr Area of Request (SF/acres): 1.46
Current Zoning & Use: RM-AT Vacant Proposed Zoning & Use: RS-TH/PUD Townhome
12-Digit Nueces County Tax ID: 6 1 7 0 0 0 5 2 0220/304
Subdivision Name: Village by the Beach II Block: 1 Lot(s): 26
Legal Description if not platted: Padre Island Sec B, Blk 52, Lt 22, 23, 24

4. Submittal Requirements:

☒ Early Assistance Meeting: Date Held _____; with City Staff Leticia Kanmore
☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed

IF APPLICABLE:

☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☒ Site Plan for PUD or Special Permit
☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization
☐ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a *complete* application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

✓
Owner or Agent's Signature
WILLARD H HAMMONDS
Owner or Agent's Printed Name

THOMAS TIFFIN, P.E.
Applicant's Signature
THOMAS TIFFIN, P.E.
Applicant's Printed Name

Office Use Only: Date Received: _____ Received By: _____ ADP: _____

Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = Total Fee _____

No. Signs Required _____ @ \$10/sign Sign Posting Date: _____

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

Refer to Village by the Beach II Planned Unit Development (PUD) document provided with the submission of the application.

2. Identify the existing land uses adjoining the area of request:

North - CR-2

South - RS-TH/PUD

East - RM-AT

West - RM-AT



**CITY OF CORPUS CHRISTI
DISCLOSURE OF INTERESTS**

City of Corpus Christi ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

FIRST NAME: Willard Hammonds, Jr Ocean Harbor, TX

STREET: 5926 So. Staples St. A CITY: Corpus Christi ZIP: 78413

FIRM IS: ☒ 1. Corporation ☐ 2. Partnership ☐ 3. Sole Owner ☐ 4. Association ☐ 5. Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>None</u>	_____
_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>None</u>	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>None</u>	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 35 or more of the ownership in the above named "firm".

Name	Consultant
<u>None</u>	_____
_____	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Willard Hammonds, Jr.
(Type or Print)

Signature of Certifying Person: [Signature]

Title: Pres.

Date: 11-30-15



CITY OF CORPUS CHRISTI DISCLOSURE OF INTERESTS

City of Corpus Christi ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

FIRST NAME: Naismith Engineering, Inc.

STREET: 4501 Gollihar Road CITY: Corpus Christi ZIP: 78411

FIRM IS: ☒ 1. Corporation ☐ 2. Partnership ☐ 3. Sole Owner ☐ 4. Association ☐ 5. Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</u>

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</u>

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>Craig Thompson, P.E.</u>	<u>Landmark Commission</u>
<u>Wilfredo Rivera, Jr.</u>	<u>Transportation Advisory Commission</u>

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 35 or more of the ownership in the above named "firm".

Name	Consultant
<u>None</u>	<u>None</u>
<u>None</u>	<u>None</u>

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: THOMAS SIFFEN
(Type or Print)

Signature of Certifying Person: [Signature]

Title: Project Manager

Date: 12/02/2015

VILLAGE BY THE BEACH 2 PLANNED UNIT DEVELOPMENT (PUD)

PADRE ISLAND CORPUS CHRISTI, TEXAS

OWNER

OCEAN HARBOR II, LLC.

REPRESENTATIVE

WILLARD H. HAMMONDS, II, PRESIDENT

SUBMITTED BY

NAISMITH ENGINEERING, INC.

ENGINEER: CRAIG B. THOMPSON, P.E.

January 2016



NaismithEngineering,Inc

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING

...

ESTABLISHED 1949

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DEVELOPMENT DESCRIPTION

The Village by the Beach 2 Planned Unit Development (PUD) consists of a Re-Plat of Lot 22, 23 & 24, Block 52, Padre Island on Leeward Dr. & St. Bartholomew Ave. in Corpus Christi, TX. The property will be rezoned from RM-AT/IO to RS-TH/IO/PUD. The development is a 1.45 acre non-gated community that will consist of twenty-four (24) attached single-family units with one (1) common area, which calculates to a density of 16.51 units per acre. The layout of the community will allow the residents the ability to enjoy a landscaped common area and be able to walk to the common area with ease. This Planned Unit Development fits with the existing characteristics of the surrounding properties and will fit with the culture of Padre Island.

DEVELOPMENT LOCATION MAP



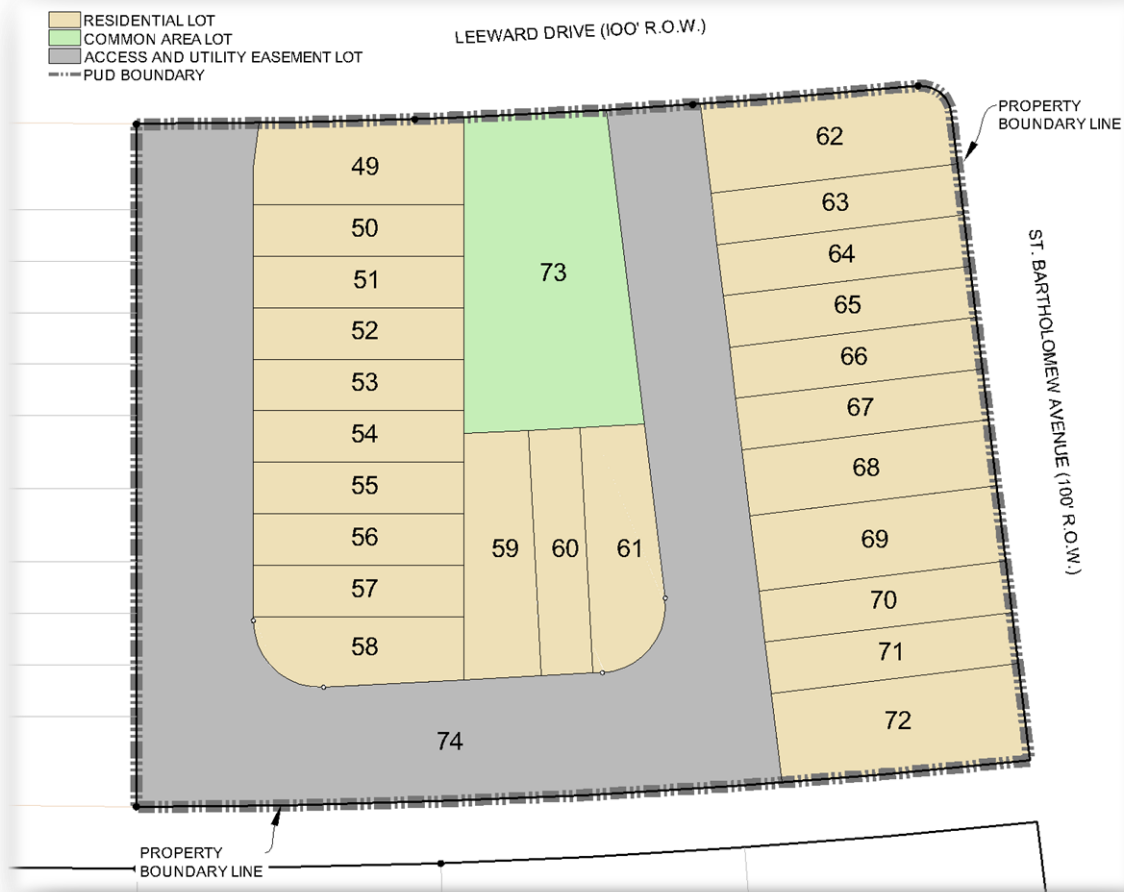
ADJACENT LAND USE AND ZONING

The following table indicates the Adjacent Land Use and Zoning at the time of the PUD:

	CURRENT LAND USE	ZONING
North of Property	Commercial	CR-2/IO
South of Property	Residential	RS-TH/IO/PUD
East of Property	Residential	RM-AT/IO
West of Property	Residential	RM-AT/IO

LOT LAYOUT

The following is the Lot Layout for the development:



The following table indicates the Development Deviations:

DESCRIPTION		ZONING / PLATTING ORDINANCE REQUIREMENT (RS-TH)	PUD REQUIREMENTS
Site Area (sq. ft.)		20,000	63,162
Min. Lot Area (sq. ft.)		2,600	1,182 ¹
Min. Lot Width (ft.)		26	17
Yard Requirements (Minimum in Feet)	Street – Non-Corner	10	18
	Street – Corner	10	10
	Side – Single	0	4
	Rear	5	5
Open Space – Percent Minimum		30	28
Building Height – Maximum in Feet		45	45
Building Spacing – Minimum in Feet		10	0 ²
Parking Requirement Per Unit		1.5 (1 Bedroom) 2 (2+ Bedroom) 1/5 (Guest)	1.5 (1 Bedroom) 2 (2+ Bedroom) 1/5 (Guest)
Curb Type		Standard 6" Curb and Gutter	None
Sidewalk		5' width on both sides	6' width on one side
Paved Street Width		28'	24'

¹ Lots 50-57 (8 Lots).

² As per International Building Code.

DEVELOPMENT GUIDELINES

The following tables indicate the Development Guidelines for each lot type within the development:

DEVELOPMENT LOTS	DESCRIPTION	BLOCK NUMBER	LOT NUMBERS
	Residential Lot(s)	1	49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72
	Common Area Lot(s)	1	73
	Private Access and Utility Easement Lot(s)	1	74

RESIDENTIAL LOT(S)	DESCRIPTION		REQUIREMENTS
	Usage		Single Family Residential
	Lot Area (sq. ft.)		Minimum = 1,180 Maximum = 2,550
	Lot Width (ft.)		Minimum = 17 Maximum = 30
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	18
		Street – Corner	10
		Side – Single	4
		Rear	5
	Building Height – Maximum in Feet		45
	Building Spacing – Minimum in Feet		N/A
	Parking Requirement Per Unit		1.5 (1 Bedroom) 2 (2+ Bedroom) 1/5 (Guest)
	Maintenance		Lot Owner and/or Home Owners Association (HOA)
	Improvements Allowed		Residential structure(s) and support structure(s) including decks, porches, pavements, fencing, landscaping, etc.
	Improvements Placement		Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, and landscaping.
	Short Term Rentals		Allowed.

COMMON AREA LOT(S)	DESCRIPTION		REQUIREMENTS
	Usage		Non-Residential Structures supporting the Community
	Lot Area (sq. ft.)		N/A
	Lot Width (ft.)		N/A
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	As indicated on Master Site Plan
		Street – Corner	As indicated on Master Site Plan
		Side – Single	As indicated on Master Site Plan
		Rear	As indicated on Master Site Plan
	Building Height – Maximum		1-story
	Building Spacing – Minimum in Feet		As per International Building Code
	Parking Requirement		0.0 / unit
	Maintenance		Home Owners Association (HOA)
	Improvements Allowed		Community structures and support structures including decks, porches, pavements, fencing, landscaping, utilities, etc.
	Improvements Placement		Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, landscaping, and utilities.

ACCESS AND UTILITY EASEMENT LOT(S)		DESCRIPTION	REQUIREMENTS	
		Usage	Non-Residential Structures supporting the Community	
		Lot Area (sq. ft.)	N/A	
		Lot Width (ft.)	N/A	
		Yard Requirements (Minimum in Feet)	Street – Non-Corner	N/A
			Street – Corner	N/A
			Side – Single	N/A
			Rear	N/A
		Building Height – Maximum		N/A
		Building Spacing – Minimum in Feet		10
Parking Requirement		0.0 / unit		
Maintenance		Home Owners Association (HOA)		
Improvements Allowed		Community structures and support structures, including fencing, signage, pavements, landscaping (hard and soft), utilities, etc.		
Improvements Placement		Shall not be beyond the property line except for pavements, fencing, landscaping, and utilities.		

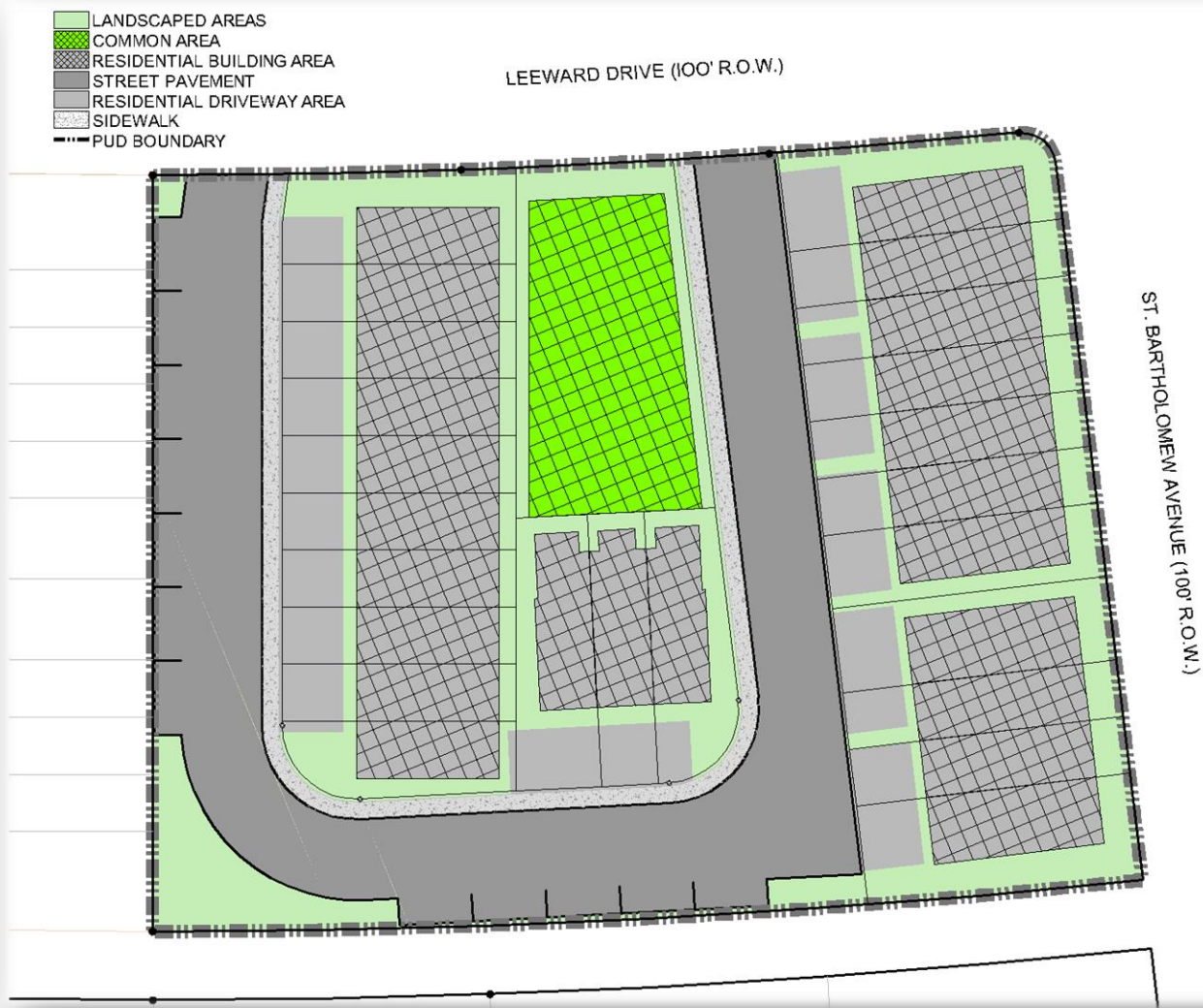
OPEN SPACE LAYOUT

The following is the Open Space Layout for the development:

OPEN SPACE CALCULATION		QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	
Total Area of PUD		63,320	1.45	
Impervious Area	Total Residential Building Area	19,623	0.45	
	Total Residential Driveway Area	7,521	0.17	
	Access and Utility Easement ¹	18,434	0.42	PERCENT OF AREA
Total Non-Open Space (Impervious Area)		45,578	1.04	72.0
Total Open Space (Pervious Area) ²		17,742	0.41	28.0

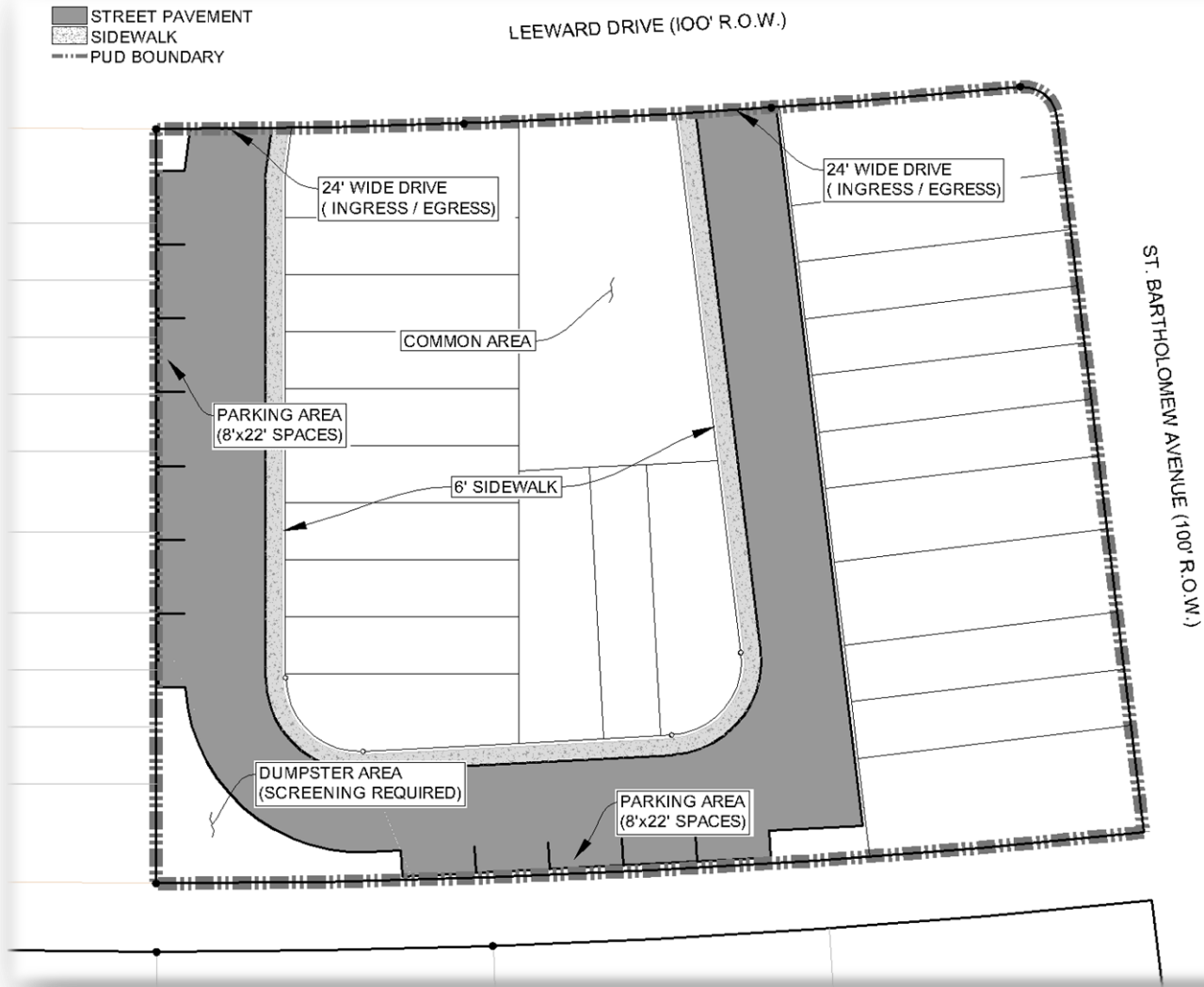
¹ Area of all Pavement and Sidewalk excluding Residential Driveway Area

² Minimum Open Space required is 28%



VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular and Pedestrian Access for the development is indicated below. Vehicular access will be provided by one two-way private access drive 24' wide from edge of pavement. Pedestrian access will be provided by a 6' sidewalk on one side of the private drive. Additional sidewalks may be provided to promote walkability and access to amenities that are not indicated. There will not be any security gates for entrance to or exit from the property. Common area amenities include the pool and related structures.

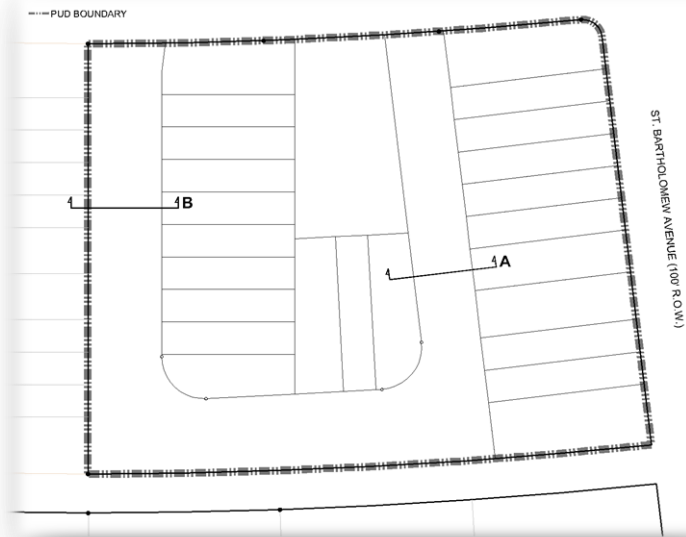


PARKING REQUIREMENTS

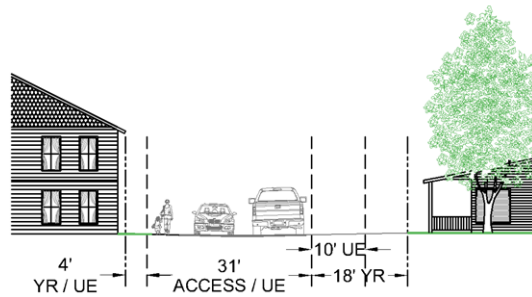
The following is the Parking Requirements for the development:

LOT TYPE		REQUIREMENTS	QUANTITY OF LOTS	QUANTITY OF PARKING REQUIRED	QUANTITY OF PARKING PROVIDED
Residential	1 Bedroom Unit	1.5 per unit	0	0.0	0.0
	2+ Bedroom Unit	2 per unit	24	48.0	51.0
	Guest	1 per 5 units	24	4.8	5.0
Common Area		0 per unit	1	0.0	0.0
Access and Utility Easement		0 per unit	1	0.0	0.0
Total:				52.8	56.0

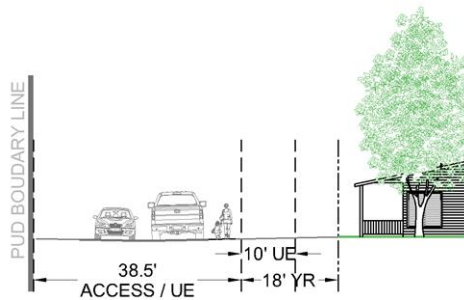
The following are Typical Cross Section(s) for the development:



Cross Section A



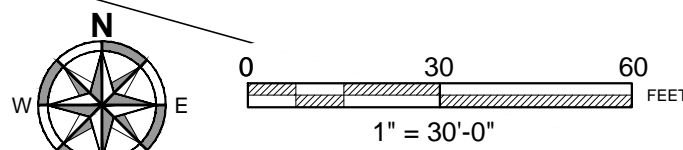
Cross Section B



GULFSHORES JOINT VENTURE
DOCUMENT NUMBER 943742
NUECES COUNTY, TEXAS

LEEWARD DRIVE (100' R.O.W.)

ST. BARTHOLOMEW AVENUE (100' R.O.W.)



NOTES:

1. VEHICULAR / DRIVEWAY ACCESS ONTO LEEWARD DRIVE PROHIBITED FROM BLOCK 1, LOT #49, 62, & 73. VEHICULAR / DRIVEWAY ACCESS ONTO ST BARTHOLOMEW AVENUE PROHIBITED FROM BLOCK 1, LOT #62-72.
2. BLOCK 1, LOT #73 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
3. BLOCK 1, LOT #74 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
4. ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊙ BLOCK SYMBOL
- M.R. MAP RECORDS
- ▨ PLANNED UNIT DEVELOPMENT (PUD) AREA
- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- UTILITY EASEMENT - UE
- YARD REQUIREMENT - YR
- DRAINAGE EASEMENT - DE
- ROAD CENTERLINE - C
- ACCESS EASEMENT - AE

Parcel Line Table

Line #	Length	Direction
L1	14.84	N60° 18' 36.20"W

Curve Table

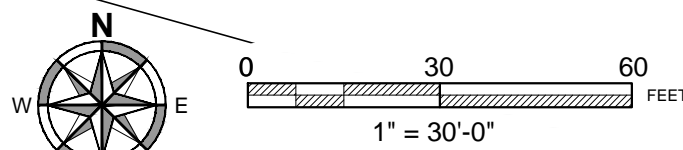
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	258.20	2645.00	5.59	N19° 40' 29"E	258.10
C2	295.06	2870.00	5.89	S19° 31' 37"W	294.93
C3	15.48	10.00	88.69	N61° 14' 10"E	13.98
C4	40.36	2645.00	0.87	N22° 02' 02"E	40.36
C5	67.70	2645.00	1.47	N20° 51' 49"E	67.70
C6	46.90	2645.00	1.02	S19° 37' 21"W	46.90
C7	31.05	2645.00	0.67	N18° 46' 41"E	31.05
C8	72.19	2645.00	1.56	N17° 39' 36"E	72.19
C9	81.99	2870.00	1.64	S17° 24' 00"W	81.99
C10	213.07	2870.00	4.25	S20° 20' 43"W	213.02
C11	35.71	22.00	93.00	S65° 59' 16"W	31.92
C12	36.05	22.00	93.89	N27° 27' 22"W	32.15

MASTER SITE PLAN FOR
VILLAGE BY THE BEACH 2
PLANNED UNIT DEVELOPMENT (P.U.D.)

GULFSHORES JOINT VENTURE
DOCUMENT NUMBER 943742
NUECES COUNTY, TEXAS

LEEWARD DRIVE (100' R.O.W.)

ST. BARTHOLOMEW AVENUE (100' R.O.W.)



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- IRON ROD SET
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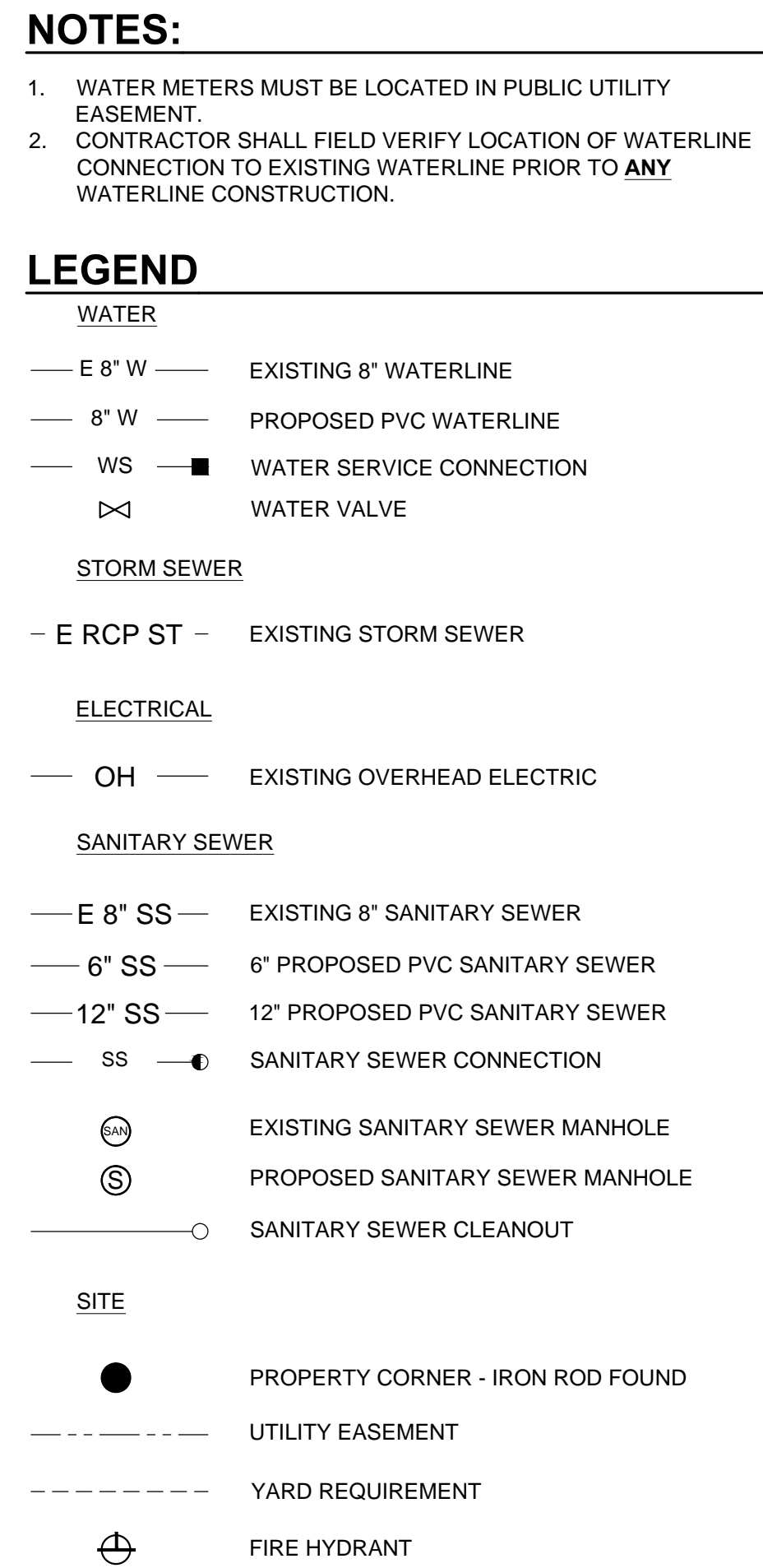
Curve Table

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MASTER SITE PLAN FOR
VILLAGE BY THE BEACH 2
PLANNED UNIT DEVELOPMENT (P.U.D.)

NaismithEngineering, Inc.
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING
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DRAWN BY: JEFFREY SM
CHECKED BY: CBT
PROJECT ID: 9383
DRAWING NAME: VBTB2
DRAWING DATE: 01/2016



VILLAGE BY THE BEACH 2 P.U.D.
CORPUS CHRISTI, NUECES COUNTY TEXAS

SHEET 8 OF 10

CRAIG B. THOMPSON, P.E.

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DRAWN BY:	CMP	CHECKED BY:	TBT	APPROVED BY:	CBT
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