

Ordinance amending the Unified Development Code ("UDC"), upon application by Yun W. Hwang ("Owner"), by changing the UDC Zoning Map in reference to Lot 1-B, Block 1, Padre Island No. 1, together with that portion of Estrada Drive (now closed), adjacent to said Lot 1-B, Block 1, Padre Island No. 1, from the "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a 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 Yun W. Hwang ("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, April 6, 2016, and again on Wednesday, April 20, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay, and on Tuesday, May 17, 2016, 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 Yun W. Hwang ("Owner"), the Unified Development Code ("UDC") of the City of Corpus Christi, Texas ("City"), is amended by changing the zoning on Lot 1-B, Block 1, Padre Island No. 1, together with that portion of Estrada Drive (now closed), adjacent to said Lot 1-B, Block 1, Padre Island No. 1, located on the north side of Ambrosia Street between Scallop Street and Indigo Street (the "Property"), from the "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay (Zoning Map No.029028), as shown in Exhibits "A" and "B". Exhibit A, which is a map of the Property, and Exhibit B, which is the Island Bay Townhomes, Padre Island No. 1 Planned Unit Development (PUD) Guidelines for the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit B and the following conditions:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with the Island Bay Townhomes, Padre Island No. 1 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of four townhouse units and common area amenities and shall be constructed in one phase.

2. **Dwelling Units per Acre**: The density of dwelling units on the Property shall not exceed 17.4 dwelling units per acre.
3. **Building Height**: The maximum height of any structure on the Property is 30 feet.
4. **Parking**: The property must have a minimum of 10 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private-street and pedestrian walkways. Two parking spaces within each private garage shall be made available at all times and shall not be impeded with personal storage.
5. **Setbacks and Lot Width**: Minimum 3-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum rear yard setbacks for all lots shall be five feet. Minimum width for townhouse lots shall be 33 feet.
6. **Open Space**: The Property must maintain a minimum of 18.26% 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 20 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. **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. The City's Future Land Use Map, an element of the Comprehensive Plan, is amended to designate the Property for medium density residential land uses.

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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

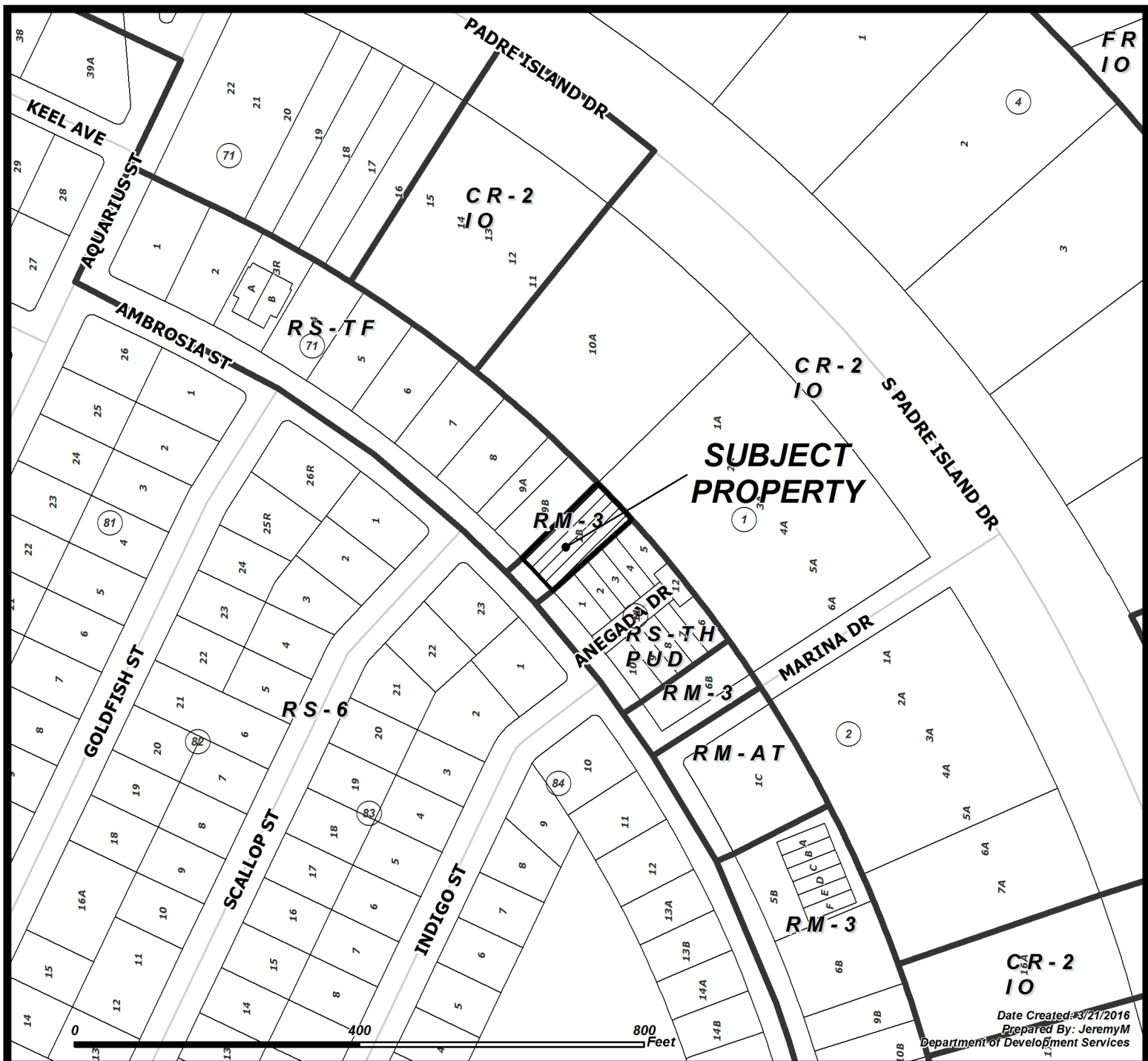
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

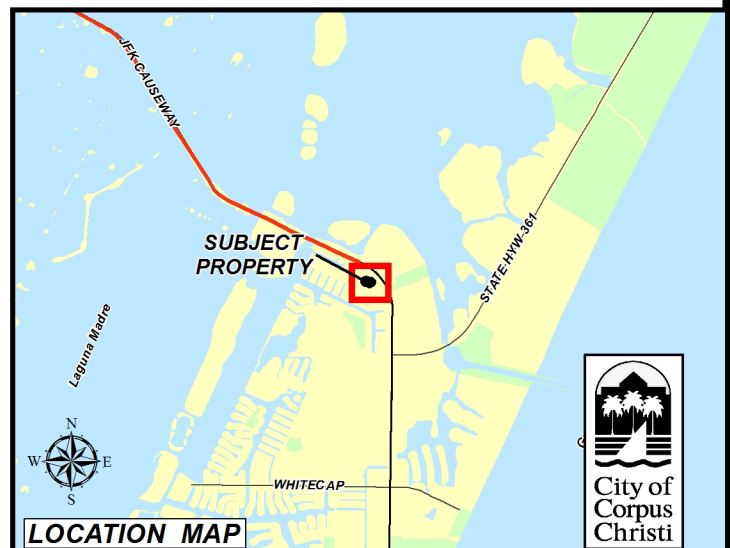


CASE: 0316-06

SUBJECT PROPERTY WITH ZONING



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		



Planned Unit Development for:

Island Bay Townhomes, Padre Island No. 1

Padre Island, Corpus Christi, Texas

Mr. Yun-wone Hwang, Owner

Submitted By:

TexasGeoTech

Engineering & Land Surveying, Inc.



TexasGeoTech
ENGINEERING & LAND SURVEYING, INC.

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Location Map



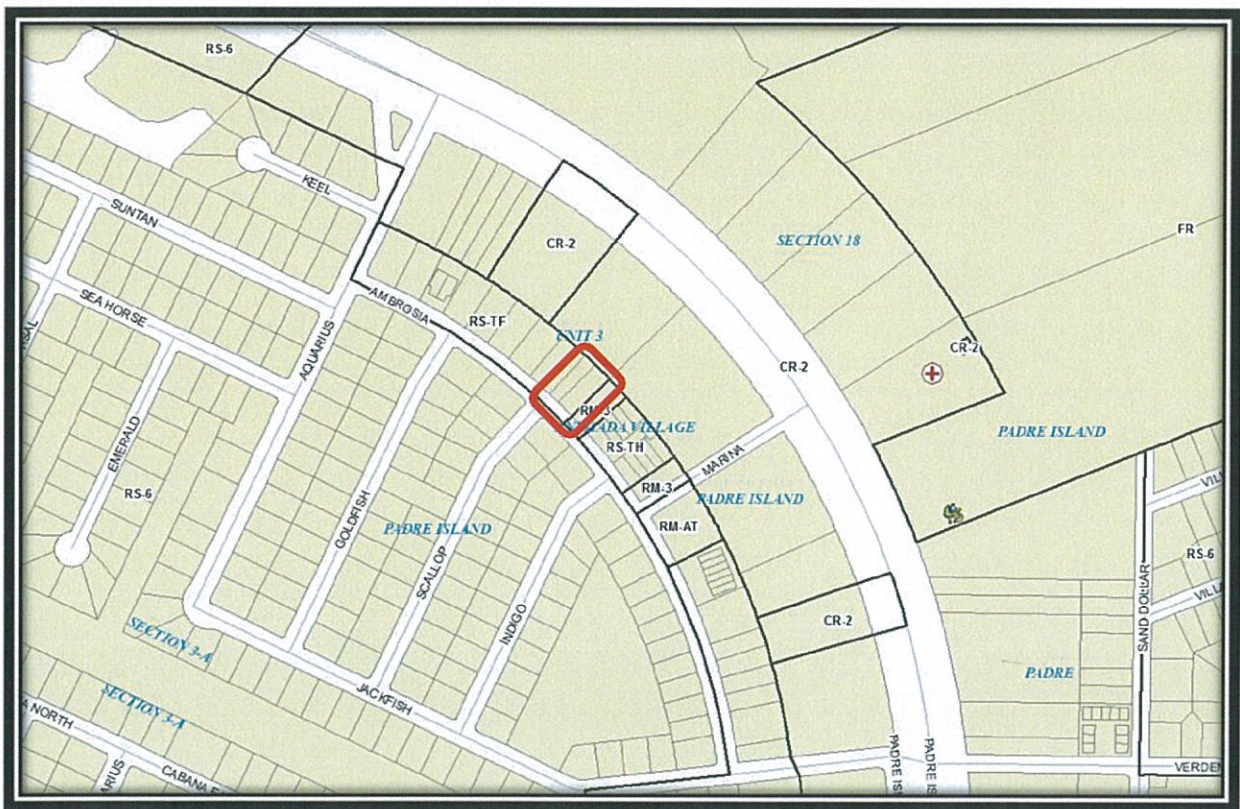
General Information

The proposed Planned Unit Development (P.U.D.) falls within the area of the City included in the Mustang-Padre Island Area Development Plan. Existing and future land uses within the area include undeveloped properties, single family and two family residential use, townhouse, condominium, and apartment uses, and various neighborhood and medium density commercial uses. Development of most property within the area must meet the "Island Overlay" building standards in addition to the the City's standard development codes.

The Island Bay Townhomes Planned Unit Development provides for the platting and development of Lot 1-B, Block 1 of the Padre Island No. 1 Subdivision and the adjoining tract of land resulting from the closing of a section of Estrada Drive. The total area of the property is approximately 10,056 square feet. The P.U.D. includes four adjoining townhome units or lots, resulting in a dwelling unit density of approximately 17.4 units per acre. Two common area lots are also included to allow for green space, and another lot is dedicated as a private vehicular and pedestrian access easement to the proposed townhome units. The access easement also serves as a utility easement for water and wastewater service to the development. The townhome units proposed are two story, with a portion of each of the first floor areas designed as a two car garage. The remaining portion of the first floor and the second floor are designed as living space. The townhome units as designed provide for an average of about 1,100 square feet of enclosed space per floor.

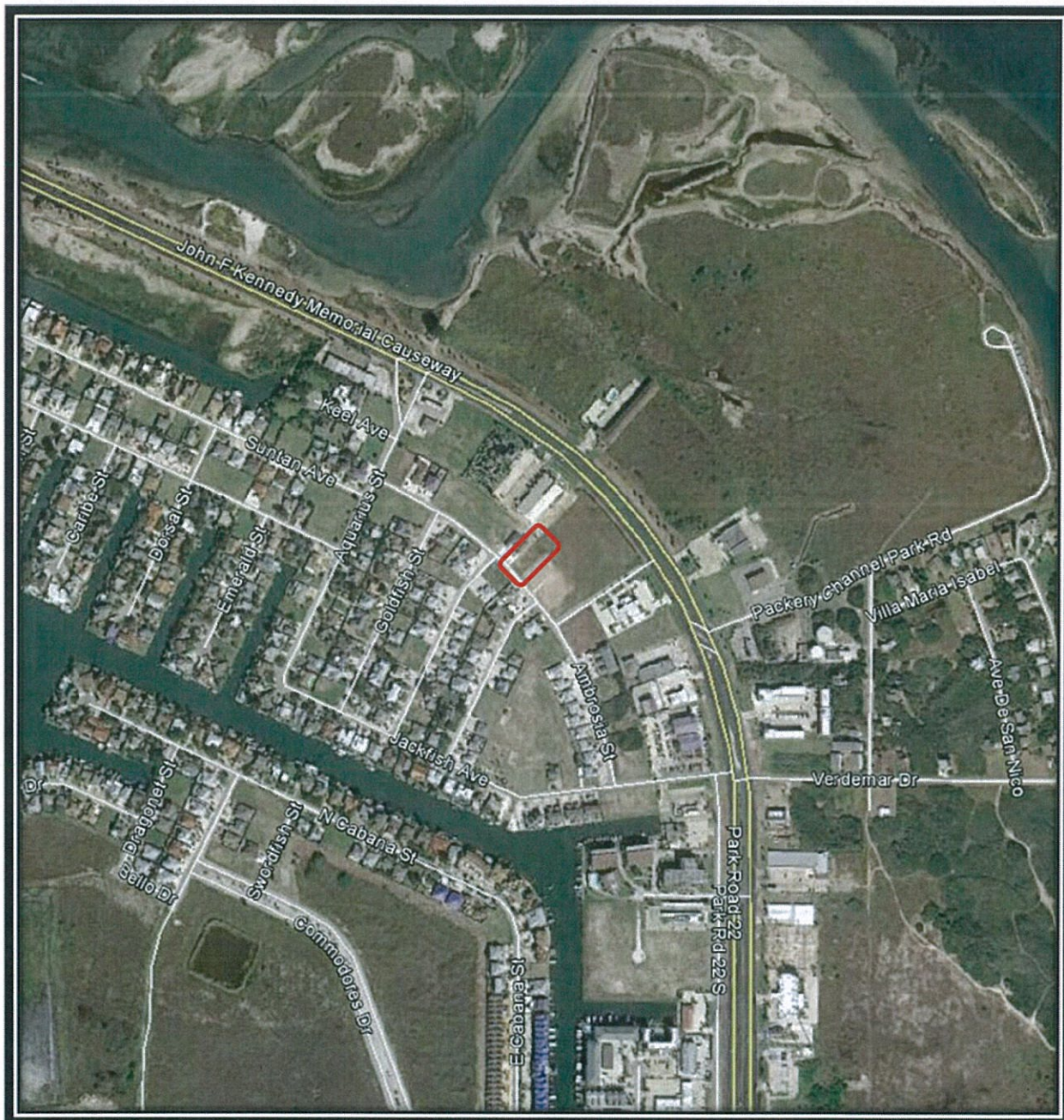
Current/Adjacent/Proposed Zoning

The property included within the proposed P.U.D. is currently zoned for residential two family use (RM-3). Properties surrounding the proposed P.U.D. are currently zoned two family residential (RS-TF) to the west, single family residential (RS-6) to the south, townhome planned unit development (RS-TH/PUD) to the east, and general business district (CR-2) to the north. Re-zoning to RS-TH/PUD will result in a use type and density comparable to the adjoining properties to the east and west, and will provide for a transitional use between the single family residential use to the south and the commercial use to the north.



Property Description

Lot 1-B, Block 1. Padre Island No. 1, as shown on the Map or Plat recorded in Volume 13, Pages 1-8, Map Records Nueces County Texas, together with that portion of Estrada Drive (now closed) adjacent to said Lot 1-B by Commissioner's Court Minutes for September 10th, 1968 recorded Volume 15, Page 376, Commissioners records Nueces County Texas.



Deviations Table for Island Bay Townhomes P.U.D.

Standard	UDC Requirement (Section 4.4.3.A)	Island Bay Townhomes
Min Site Area (sq.ft.)	20,000	10,053.94
Min. Area per dwelling, Front Access (sq.ft.)	2,600	1,990
Min. Dwelling Unit Width (ft.) Front Access	26	33
Min. Yard (ft.) Street	10	3' Kingfish Drive
Min. Yard (ft.) Side (single)	0	0
Min. Yard (ft.) Side (total)	0	0
Min. Yard (ft.) Rear	5	5
Min. Building Separation (ft.)	10	0
Min. Open Space	30%	18.26 % **
Max. Height (ft.)	45	30
Parking Requirement (7.2.2.B)	2.2 spaces/unit	2 per unit + 2 guest (10 total)
Sidewalks (8.2.1.B)	4' on both sides of street	6' on one side of street
Unit Density (unit/acres)	N/A	17.4
Overnight Accomodation	N/A	No Building Site may be leased or rented for less than 30 days. Per Article IX, Section 11.12 of the Declarction of Covenants, Conditions and Restrictions for Island Bay Townhomes
Street Section Width (8.2.1.B)	28'	20'

****** Open space area deficiency has been compensated for by including common area amenities such as the designated dog run area, permanent park bench, and permanent picnic table, as well as by providing higher landscaping value to the common areas than that required for the development.

Development Guidelines for the Island Bay Townhomes P.U.D.

Residential Lots 1R through 4R, Block 1

1. Usage	Single Family Residential, Townhome
2. Lot size	Minimum 1,270 s.f. Maximum 1,410 s.f.
3. Lot width	Minimum 33.17 ft. Maximum 33.17 ft.
4. Front yard requirement	Kingfish Dr. 3 ft.
5. Rear yard requirement	5 ft.
6. Building height	2 stories required and maximum, 30 ft. roof peak
7. Building area (both floors combined)	Minimum 1,990 s.f. Maximum 2,200 s.f.
8. Parking requirements	2 parking spaces per unit, plus 2 common guest spaces
9. Improvements	All construction is to meet Island Overlay requirements. structures and appurtenances shall not extend beyond applicable yard, easement, or lot lines.
10. Maintenance	Maintenance, repair, and replacement of all improvements within the residential lots 1R, 2R, 3R, and 4R shall be the responsibility of the respective lot owner.

Common Area Lots 6R and 7R, Block 1

1. Use	Non-buildable lots. Dedicated for use as green areas with amenities such as picnic tables, etc. Use of area immediately adjacent to Lot 4 as a dog run is permissible with approval of Home Owner's Association
2. Maintenance	Maintenance, repair, and replacement of any Improvements or amenities within the common areas shall be the responsibility of the Home Owner's Association.

Private Access and Utility Easement

1. Use	Non-buildable lot. Areas to be used for private vehicular access drive, guest parking, pedestrian access sidewalk, and utility services.
2. Parking	Parking to be allowed in designated spaces only. Guest parking is to be clearly marked.
3. Maintenance	Maintenance, repair, and replacement of improvements within the access and utility easements shall be the responsibility of the Home Owner's Association.

Lot Layout for Island Bay Townhomes P.U.D.

Legend:

- Lot 1 – Townhome Unit
- Lot 2 – Townhome Unit
- Lot 3 – Townhome Unit
- Lot 4 – Townhome Unit
- Lot 5 – Access and Utility Easement
- Lot 6 – Common Area
- Lot 7 – Common Area



Open Space Layout for Island Bay Townhomes P.U.D.

Open Space Calculation:

Total Property Area = 10,053.94 sq. ft.

Lot 6 = 906.81 Sq. Ft.

Lot 7 = 167.44 Sq. Ft.

Rear Yards = 662.14 Sq. Ft.

Front Yards = 99.51 Sq. Ft.

Total Open Space = 1,835.90 sq. ft.

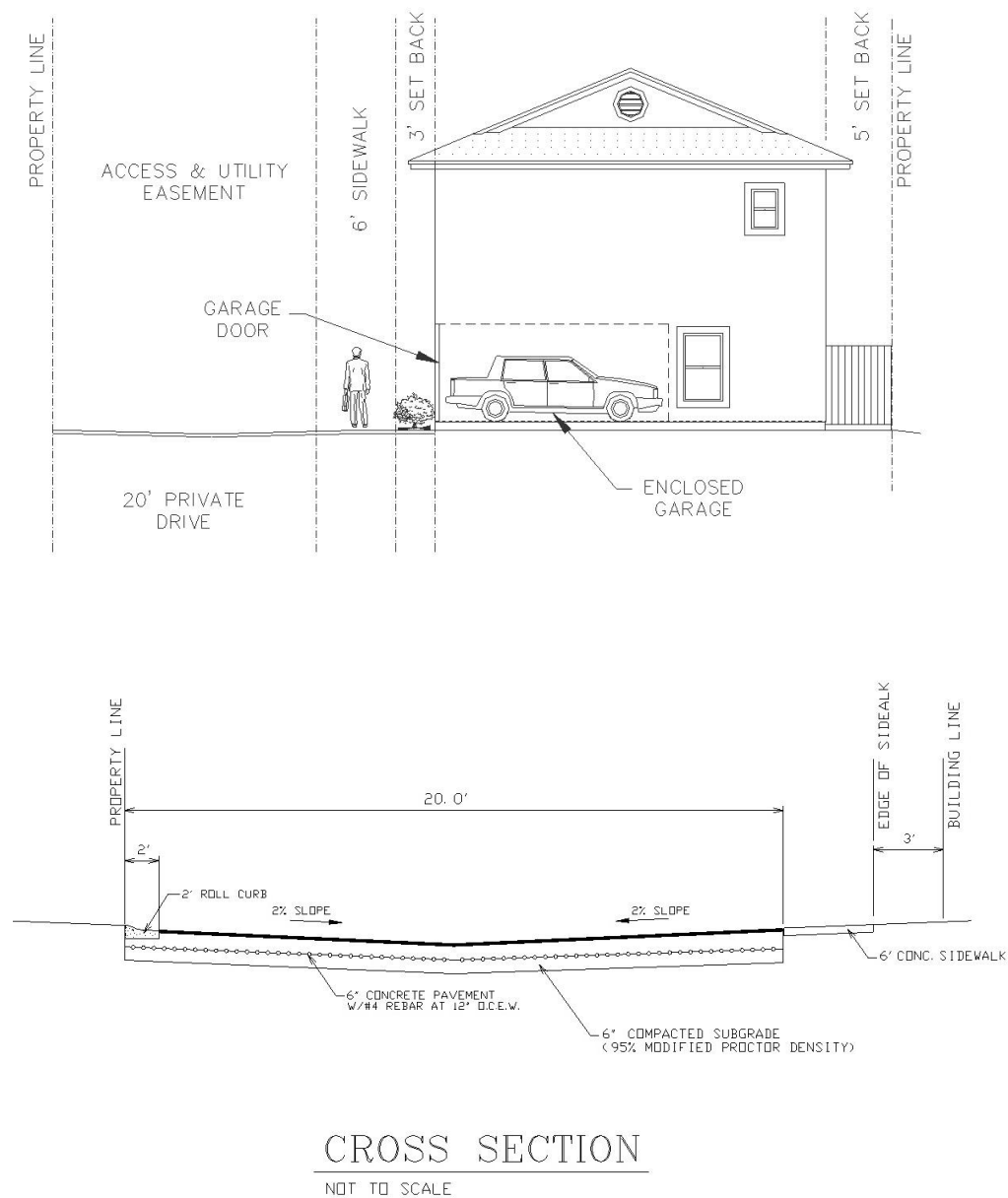
= 18.26 %



Vehicular, Emergency Vehical and Pedestrian Access for Island Bay Townhomes P.U.D.

Vehicular, Emergency Vehical and pedestrian access for the four townhome lots and adjoining common space lots will be provided by a 20 foot width private access drive and adjoining 6 foot width sidewalk. The private access drive is less than 150 feet in length, and connects directly to Ambrosia Street. The entrance to the development will not be gated. Parking within the development will be limited to the garage spaces included within each townhome unit, as well as the 2 exterior common guest parking spaces.

Typical Cross Section



Parking Requirements

NOTE: REQUIRED SPACES = 2.2 / LOT = 8.8

PROVIDED SPACES DENOTED ① = 8 SPACES

② = 2 SPACES

TOTAL = 10 SPACES

