

PLANNING COMMISSION FINAL REPORT

Case No. 0716-05

HTE No. 16-10000011

Planning Commission Hearing Date: July 27, 2016

Applicant & Legal Description	Applicant/Owner: Oceanic B.C., LLC Representatives: Thomas Tiffin, Naismith Engineering Legal Description/Location: Lot 21, Block 34, Island Fairway Estates, located west of South Padre Island Drive (Park Road 22) on the southern corner of Commodores Drive and Aquarius Street.			
Zoning Request	From: "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay To: "RS-TH/PUD" Townhouse District with a revised Planned Unit Development Overlay Area: 1.132 acres Purpose of Request: To allow construction of a 20-unit townhouse community.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-TH"/PUD Townhouse District with a Planned Unit Development	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6 District	Vacant and Public/Semi-Public	Low Density Residential & Park
	<i>South</i>	"CR-2" Resort Commercial District	Commercial	Commercial
	<i>East</i>	"RM-3" Multifamily 3 District	Vacant	Low Density Residential
	<i>West</i>	"CR-2" Resort Commercial	Vacant	Commercial
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 medium density residential uses. Map No.: 030027 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property is located on the southern corner of Commodores Drive and Aquarius Street (formerly Estrada Drive), both of which are "C1" Minor Residential Collector streets. "C1" Collectors have a maximum desirable Average Daily Trips (ADT) of 1,000 to 3,000.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Commodores Drive	"C1" Collector	60' ROW 40' paved	120' ROW 100' paved	Not Available
	Aquarius Street	"C1" Collector	60' ROW 40' paved	80' ROW 40' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-TH/PUD" Townhouse District with a Planned Unit Development to the "RS-TH/PUD" Townhouse District with a Revised Planned Unit Development to allow the construction of a 20-unit townhouse community.

Development Plan: The subject property is comprised of 1.132 acres and is proposed to be developed into a non-gated community that will consist of twenty (20) single-family units or townhouses with three common area lots (21-23).

The density proposed is less than 22 units per acre. The entrance into the development will provide a twenty-four (24) foot clear entrance/exit for emergency vehicles. The private drive within the development will be a minimum of twenty-two (22) feet wide from edge of pavement throughout with fire lane striping and signage installed. A six-foot sidewalk will be provided on one side of the private drive and additional walkways may be provided to promote walkability and access to the amenities.

The PUD indicates that a total of 63 parking spaces will be provided compared to the 45 spaces required. Each residential unit will have a garage capable of holding one common sized vehicle (except Lot 18) and a driveway capable of holding two common sized vehicles. Lot 18 will have a driveway capable of holding two common sized vehicles. Otherwise, on all lots except Lot 18, one of the driveway parking areas is intended to satisfy the guest parking requirement. Parking can be provided within the lots or anywhere within the limits of the development, except where otherwise prohibited.

Lots 1-20 on the site plan are the residential lots while lots 21-23 are common area lots. The 3 common area lots may contain improvements including decks, a pool, porch, pavement, fencing, landscaping, utilities and similar community structures. The common areas will be maintained by the Home Owners Association.

This PUD will allow the daily, weekly and monthly rentals.
The following table compares the proposed PUD development standards to the "RS-TH" Townhouse District standards.

Development Deviations Table

Minimum Dimensions	“RS-TH” District Standards	Proposed PUD	Deviation
Site Area	20,000 sq. ft.	49,310 sq. ft.	No
Lot Area	2,600 sq. ft.	1,230 sq. ft.	Yes
Lot Width	26 ft.	22 ft.	Yes
Street Dimensions	50' ROW	28' ROW	Yes
Front Yard	10 ft.	15 ft; Building 20 ft.; Garage Door	No
Side Yard	0 ft.	0 ft.	No
Rear Yard	5 ft.	10 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	30%	No
Maximum Height	45 ft.	45 ft.	No
Paved Street Width	28 ft.	20 ft.	Yes
Curb Type	6-in. curb & gutter	1' Ribbon Curb	Yes
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	3 spaces provided on each lot*	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

*Lot 18 – 2 spaces

Existing Land Uses & Zoning: The subject property is vacant and zoned “RS-TH”/PUD Townhouse District with a Planned Unit Development Overlay. North of the subject property is zoned “RS-6” Single-Family 6 District and consists of vacant land and a fire station. South of the subject property is zoned “CR-2” Resort Commercial District and consists of the Schlitterbahn Water Resort. East of the subject property is zoned “RM-3” Multifamily 3 District and is vacant. West of the subject property is zoned “CR-2” Commercial Resort District and is also vacant land.

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

Plat Status: The subject property will be replatted.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang-Padre Island ADP and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for Tourist uses. 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.
- 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 utilizes decreased lot sizes, lot widths, open space, sidewalk width, and street width and non-traditional street construction standards, while maintaining the required site area, building height, and building separation.
- The subject property consists of a single platted lot with infrastructure already in place. 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.
- The master preliminary plat is generally consistent with all zoning requirements for the property.
- The proposed provision and configuration of roads and utilities is adequate to serve the property.
- The schedule of the development is feasible and assures that the proposed development will progress to completion within the time limits proposed.
- The location, size, and sequence of the development proposed assures orderly and efficient development of the land subject to the plat.

Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “RM-AT” Multifamily Apartment Tourist District to the “RS-TH/PUD” Townhouse with a Planned Unit Development, subject to the following ten conditions:

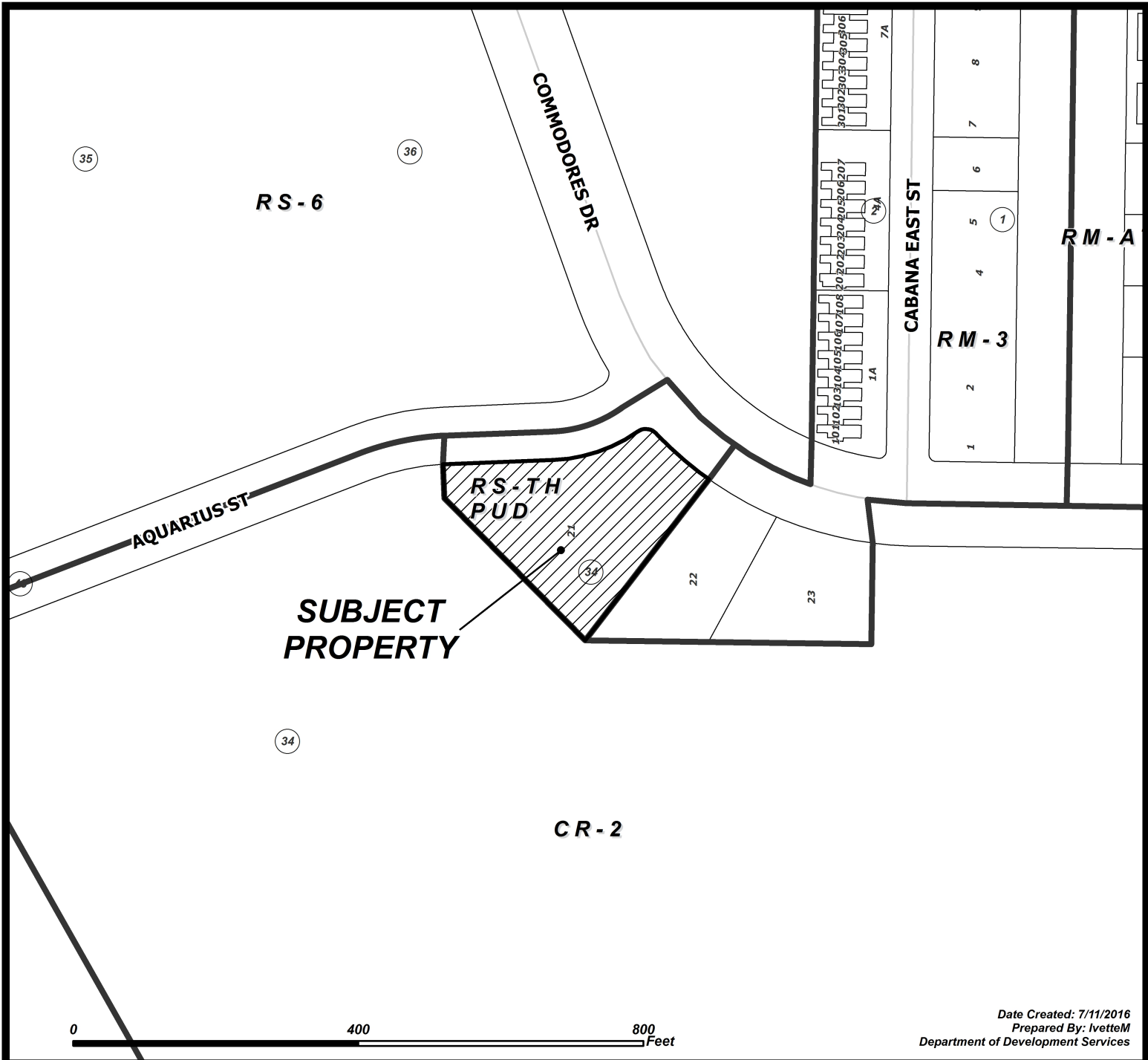
1. **Master Site Plan:** The Owners shall develop the Property in accordance with the guidelines of the “Cape Commodore Planned Unit Development.” The development of the Property is to consist of 20 townhouse units and 3 common areas and shall be constructed in one phase. The PUD on this property would allow for daily rental townhomes.
2. **Density:** The number of dwelling units on the Property shall not exceed 20.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The Property must have a minimum of 63 standard parking spaces, including shared spaces and those within garages. Parking is prohibited along the private street and pedestrian walkways.

5. **Setbacks and Lot Width:** Minimum setbacks shall be as set forth in the PUD: front yard requirement shall be a minimum of 15 feet to the building and 20 feet to the garage; corner street yard shall be a minimum of 20 feet; side yard shall be 0 feet; and the rear yard shall be a minimum of 10 feet. The minimum building separation is 10 feet. The minimum lot width shall be 22 feet.
6. **Open Space:** The Property must maintain a minimum of 30% 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 20 feet with one-foot wide ribbon curbs on each side and a six-foot wide sidewalk on one side. The private streets shall be striped to indicate "Fire Lane/No Parking". The private street shall have access onto Commodores Drive only for emergency vehicles, and the driveway onto Commodores Drive shall be gated at all times and comply with Fire Department requirements to allow access.
8. **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street and the Owner shall construct a pedestrian access path from the parking areas to the pedestrian access.
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.

Public Notification	Number of Notices Mailed – 48 within 200-foot notification area 5 outside notification area	
	<u>As of August 2, 2016:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

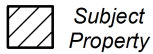
Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Cape Commodore PUD Guidelines
3. Application
4. Public Comments Received (if any)

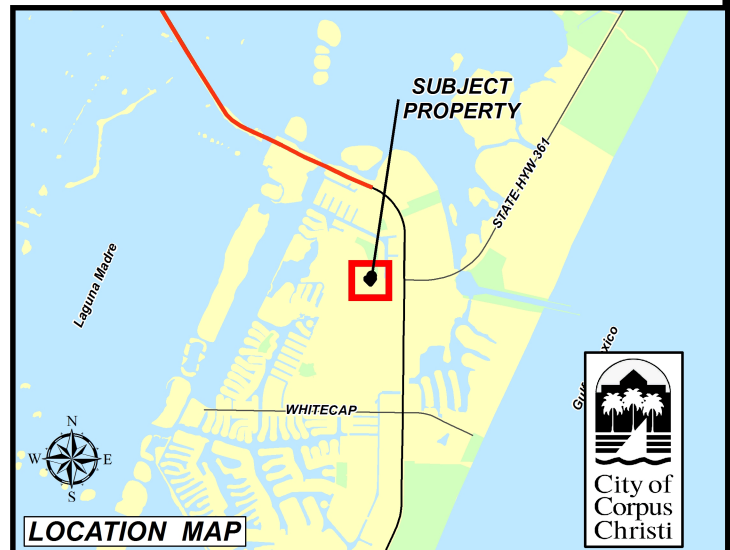


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SUBJECT PROPERTY WITH ZONING



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	



CAPE COMMODORE PLANNED UNIT DEVELOPMENT (PUD)

PADRE ISLAND, CORPUS CHRISTI, TEXAS

OWNER

OCEANIC B.C., LLC

SUBMITTED BY

**NAISMITH ENGINEERING, INC.
ENGINEER: CRAIG B. THOMPSON, P.E.**

**SOUTH TEXAS PRIME DESIGN GROUP, INC.
DESIGNER: JON HALL**

JUNE 2016

NEI: 9188



NaismithEngineering,Inc
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING

...
ESTABLISHED 1949

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DEVELOPMENT DESCRIPTION

The Cape Commodore Planned Unit Development (PUD) consists of a Master Site Plan of 1.32 Acres of a Re-Plat of Lot 21, of Block 34, Island Fairway Estates, at the intersection of Commodores Dr. and Aquarius St. on Padre Island. The development is a planned community that will consist of 20 single-family units and 3 common areas. The property currently sits on vacant land and is zoned at RS-TH/PUD. The applicant proposes a new PUD. The Future Land Use Plan designates the property for Medium Density Residential uses, less than 22 units per acre.

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	Vacant and Public/Semi Public	RS-6
South of Property	Commercial	CR-2
East of Property	Commercial	RM-3
West of Property	Commercial	CR-2

The following is the Lot Layout for the development:



DEVELOPMENT DEVIATIONS

The following table indicates the Development Deviations:

DESCRIPTION		ZONING / PLATTING ORDINANCE REQUIREMENT (RS-TH)	PUD REQUIREMENTS
Lot Area in Square Feet		Minimum = 2,600 Maximum = N/A	Minimum = 1,230 Maximum = 1,600
Lot Width at Front in Feet		Minimum = 26 Maximum = N/A	Minimum = 22 Maximum = N/A
Right-of-way / Access Easement		50 feet	28 feet
Pavement Width in Feet		Minimum = 28	Minimum = 22 Maximum = N/A
Yard Requirements (Minimum in Feet)	Street – Non-Corner	10	Building = 15 Garage Door = 20
	Street – Corner	10	20
	Side – Single	0	0
	Side – Total	0	0
	Rear	5	10
Open Space – Percent Minimum		30	30
Building Height – Maximum in Feet		45	45
Building Spacing – Minimum in Feet		10	10
Parking Requirement Per Unit		2 per unit	2 per unit
Curb Type		Standard 6" Curb and Gutter	1' Ribbon Curb
Sidewalk		5' width on both sides	6' width on one side of road

DEVELOPMENT GUIDELINES

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

DEVELOPMENT LOTS	DESCRIPTION	BLOCK NUMBER ^{*1}	LOT NUMBERS
	Residential Lot(s) ^{*1}	1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
	Commercial Lot(s) ^{*1}	N/A	N/A
	Common Area Lot(s) ^{*1}	1	21, 22, 23
^{*1} – AS PER MASTER SITE PLAN			

RESIDENTIAL LOTS	DESCRIPTION		REQUIREMENTS
	Usage		Residential
	Lot Area in Square Feet		Minimum = 1,230 Maximum = 1,600
	Lot Width at Front in Feet		Minimum = 22 Maximum = N/A
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	Building – 15 Garage – 20
		Street – Corner	20
		Side – Single	0
		Side – Total	0
		Rear	10
	Building Height – Maximum in Feet		45
	Building Spacing – Minimum in Feet		As per International Building Code
	Parking Requirement Per Unit		2
	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.
	Rental		Daily, weekly, and monthly rentals are allowed

COMMON AREA LOTS	DESCRIPTION		REQUIREMENTS
	Usage		Non-Residential Structures supporting the Community
	Lot Area in Square Feet		Minimum = N/A Maximum = N/A
	Lot Width at Front in Feet		Minimum = N/A Maximum = N/A
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	10
		Street – Corner	10
		Side – Single	5
		Side – Total	10
		Rear	10
	Building Height – Maximum in Feet		1-story
	Building Spacing – Minimum in Feet		As per International Building Code
	Parking Requirement		1 per 15,000 SF * ¹
	Landscape Requirement		Common Lots 21, 22, and 23 will be landscaped per UDC 7.3 and the design shall be done by an authorized designer.
	Maintenance		Home Owners Association (HOA)
	Improvements Allowed		Community structures and support structures including decks, pool, 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, utilities.
	^{*1} – The development is a designed to be walkable and the common areas are intended for the residences only; The parking and landscape requirement is for lots 21 and 22 only.		

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The following is the Open Space Layout for the development:

OPEN SPACE CALCULATION		QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	PERCENT OF AREA
Total Area of PUD		57,513	1.32	
Impervious Area	Total Residential Buildable Area ¹	18,124	0.42	
	Total Residential Driveway Area ²	7,646	0.17	
	Access Area ³	14,347	0.33	
Total Non-Open Space (Impervious Area)		40,207	0.92	70%
Total Open Space (Pervious Area) ⁴		17,306	0.40	30%

¹ Maximum area that can be constructed

² Area from YR to Back of curb excluding sidewalk area

³ Area of all Pavement and Sidewalk

⁴ Minimum Open Space required is 30%



VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular and Pedestrian Access for the development is indicated below. The entrance into the development will provide a 24 foot clear entrance/exit for emergency vehicles. The private drive within the development will be a minimum of 22' wide from edge of pavement throughout with fire land striping and signage installed. The development will provide a sidewalk and additional sidewalks may be provided to promote walkability and access to amenities that are not indicated.



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 2 5}	2 per unit	20	40	40
Guest Parking ²	1 per 5 units	20	4	19
Common Area ⁴	1 per 15,000 SF ³	2	1	3
Total:			45	63

¹ – Each Residential unit shall have a Garage capable of holding one (1) common sized vehicle.

² – Each Residential unit will have a driveway capable of holding two (2) common sized vehicles, with one (1) being for guest common sized vehicle.

³ – Parking can be provided within the unit or anywhere within the limits of the development.

⁴ – Lot 21 & 22 SQFT 9,253.94

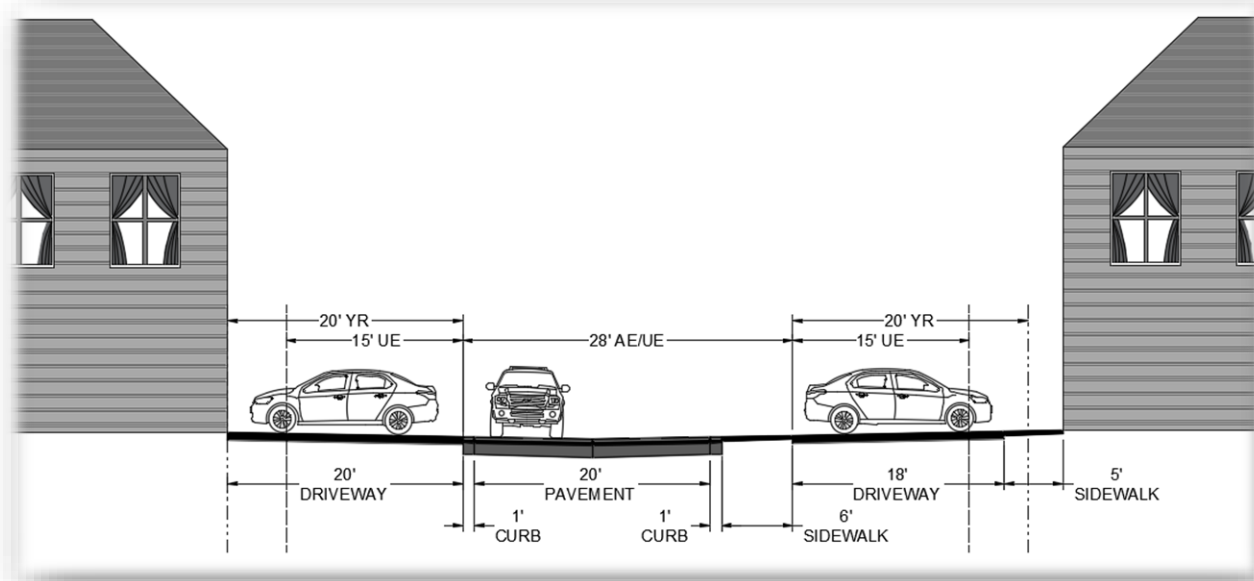
⁵ – Lot 18 shall be required not to have a garage and be required to have only 2 parking spaces and no guest parking requirement.

TYPICAL CROSS SECTION

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

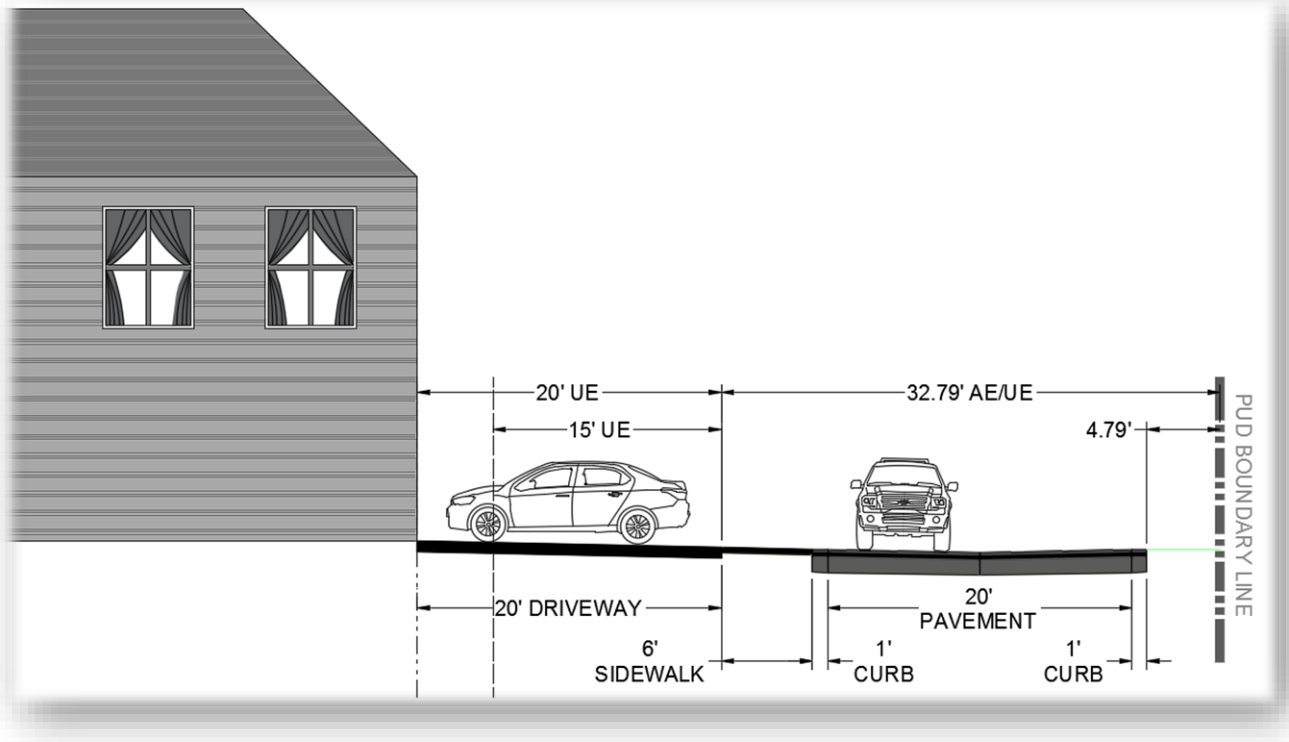


Cross Section A



For illustration purposes only. Residential structures may vary.

Cross Section B



For illustration purposes only. Residential structures may vary.