

Ordinance amending the Unified Development Code (“UDC”), upon application by Luxury Spec Homes, Inc. (“Owner”), by changing the UDC Zoning Map in reference to Blanche Moore School Subdivision, Lot 2, from the “FR” Farm Rural District to the “RS 4.5/PUD” Single-Family 4.5 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 Luxury Spec Homes, Inc. (“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, a public hearing was held on Wednesday, September 20, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RS 4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay, and on Tuesday, October 24, 2017, 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 Luxury Spec Homes, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as Blanche Moore School Subdivision, Lot 2, located on the south side of Durant Drive, south of Wooldridge Road, and west of Cimarron Boulevard (the “Property”), from the “FR” Farm Rural District to the “RS 4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay (Zoning Map No. 043033), as shown in Exhibits “A” and “B”. Exhibit A, which is a map of the Property, and Exhibit B, which is the Luxury Estates Planned Unit Development (PUD) Guidelines and Master Site Plan 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 Planned Unit Development (PUD) 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 Luxury Estates Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 17 single-family lots.
- 2. Dwelling Units per Acre:** The density of dwelling units shall not exceed 6.30 dwelling units per acre.

- 3. Lot Size:** The minimum size of any lot within the development is 4,500 square feet.
- 4. Lot Development Standards:** All development within the Property shall comply with the minimum requirements of the "RS-4.5" Single-family 4.5 District with the exception that the lots that side on Durant Drive shall have a street side yard of not less than ten (10') feet.
- 5. Public Right-of-Way:** The public right-of-way shall be constructed as identified on the master site plan. The public right-of-way shall be a minimum of 40 feet in width and the street cross-section of not less than 28 feet back of curb to back of curb. A 5-foot wide sidewalk shall be constructed along one side of the roadway as shown on the master site plan.
- 6. Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- 7. 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

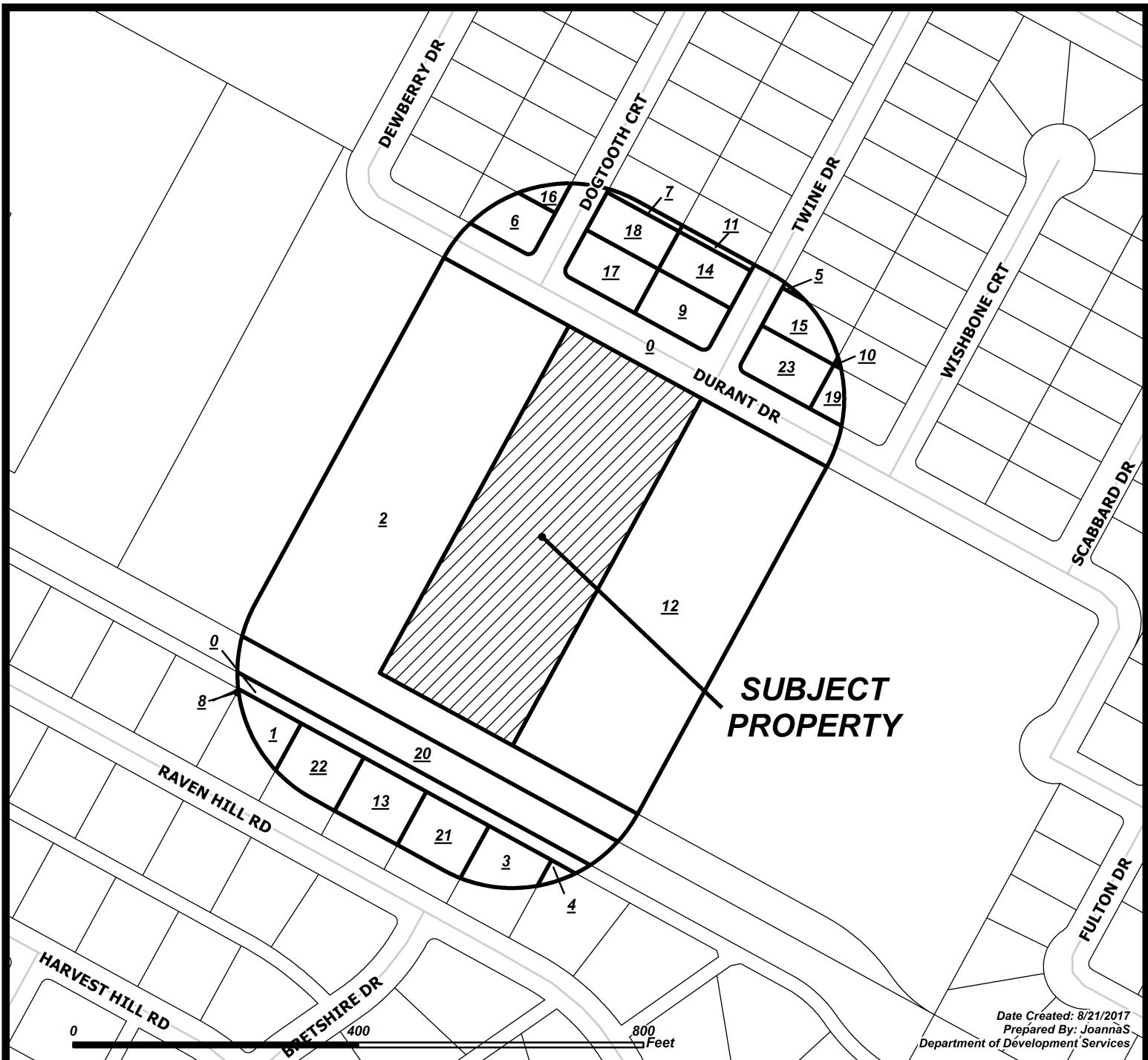
Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

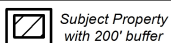
Rebecca Huerta
City Secretary

Joe McComb
Mayor



CASE: 0917-01 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

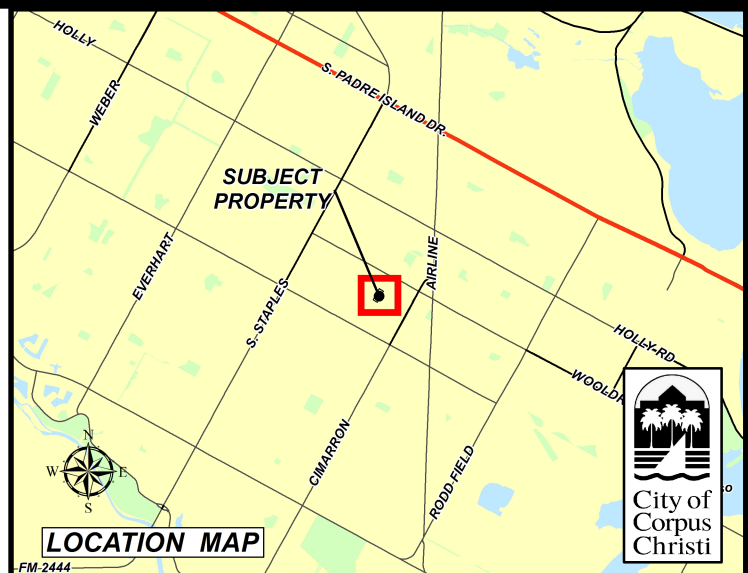


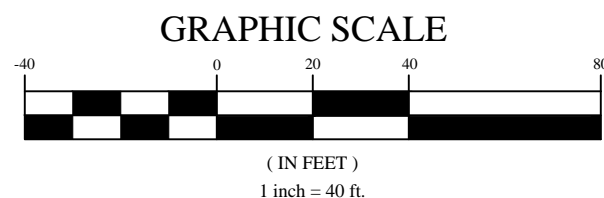
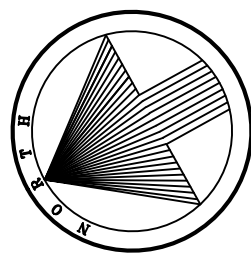
Owners
in favor

4 Owners within 200' listed on
attached ownership table



Owners
in opposition

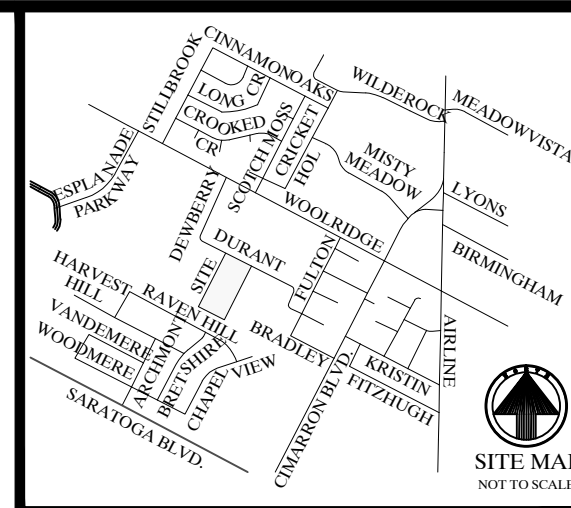




MASTER PLAN

PLAT OF LUXURY ESTATES

BEING A REPLAT OF BLOCK 2, LOT 2, BLANCHE MOORE SCHOOL
SUBDIVISION, AS SHOWN ON A MAP RECORDED IN VOLUME 52,
PAGES 67 - 68, MAP RECORDS NUECES COUNTY, TEXAS



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Corpus Christi, Texas 78411
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bristersurveying@corpus.twebe.com
Firm Registration No. 10072800

LOT 1
BLANCHE MOORE SCHOOL SUBDIVISION
VOLUME 52, PAGE 67 - 68
M.R.N.C.T.

S28° 35' 37"W 554.09'

TWINE DRIVE
50' RIGHT OF WAY

WOOLDRIDGE CREEK UNIT 12
VOLUME 64, PAGE 69
M.R.N.C.T.

DURANT DRIVE
60' RIGHT OF WAY

DOGTTOOTH COURT
50' RIGHT OF WAY

S61° 18' 10"E 212.07'

60' RIGHT OF WAY

171.50'

30.0'

171.50'

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30.0'

C1
R = 10.00'
L = 15.69'
TAN = 9.98°
Δ = 089° 53' 47"
CB = N16° 21' 16"W, 14.13'

C2
R = 10.00'
L = 15.73'
TAN = 10.02°
Δ = 090° 06' 13"
CB = N73° 38' 44"E, 14.15'

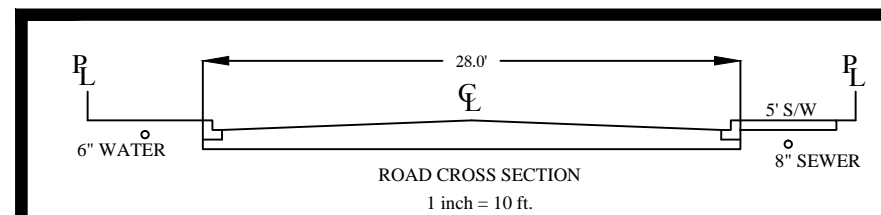
C3
R = 15.00'
L = 23.53'
TAN = 14.97°
Δ = 089° 53' 47"
CB = S16° 21' 16"E, 21.19'

C4
R = 15.00'
L = 23.59'
TAN = 15.03°
Δ = 090° 06' 13"
CB = S73° 38' 44"W, 21.23'

KATIE COURT
40' RIGHT OF WAY

N28° 35' 37"E 553.83'

7.78 ACRES
MOSTAGHASI INVESTMENT TRUST
DOC. NO. 2004026974
D.R.N.C.T.



47.5' CITY OF CORPUS CHRISTI DRAINAGE R.O.W.
VOL. 1774, PGS. 209 - 213, D.R.N.C.T.

N61° 13' 54"W 212.07'

47.5' CITY OF CORPUS CHRISTI
DRAINAGE R.O.W.

20' ALLEY

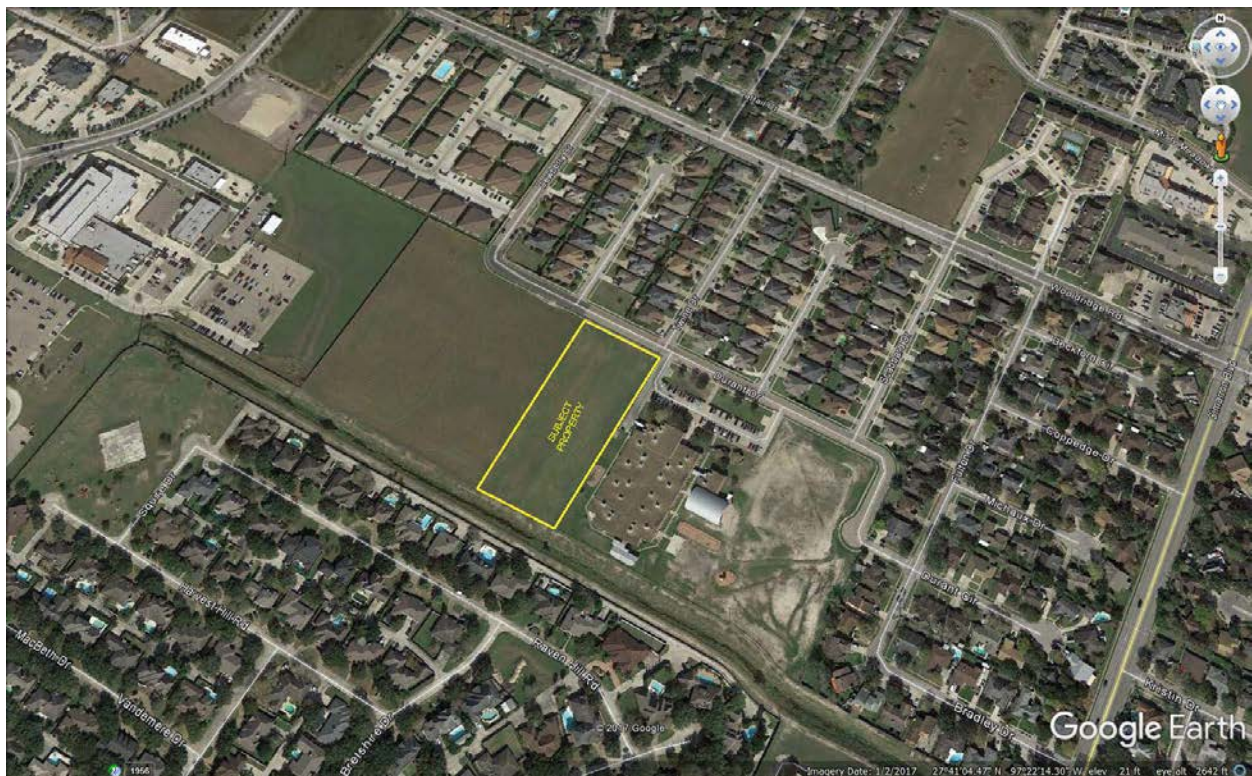
DATE OF MAP: 31 JULY 2017

LUXURY ESTATES PLANNED UNIT DEVELOPMENT

Development Description:

Luxury Estates Planned Unit Development is a proposed single-family development. The developer proposes to construct 17 single-family residential units on a 2.70-acre tract of land that was previously a public park. The developer intends to develop the property in a single phase. The requested zoning is from the current "F-R" Farm-Rural District to a "RS-4.5" Single-family Residential 4.5 District with a Planned Unit Development overlay. Deviations from the standard regulations are a 5-foot wide sidewalk along one side of the public roadway, 40-foot wide right-of-way, 10-foot side yard. This development will be an extension of the single-family residential area to the north.

Location Map:



Deviation Table:

LUXURY ESTATES SUBDIVISION			
	"RS-4.5" District	Planned Unit Development	Deviation
Minimum Lot Area	4,500 sq. ft.	4,500 sq. ft. Lots ave. – 5,670 sq. ft.	No
Density	9.68 units per acre	6.30 units per acre	No
Minimum Lot Width	45 ft.	45 ft.	No
Minimum Street Yard	20 ft.	20 ft.	No
Minimum Street Yard (Corner)	20 ft.	10ft.	Yes
Minimum Side Yard	5 ft.	5 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Open Space	30%	30%	No
Maximum Height	35 ft.	35ft.	No
Required Off-Street Parking	2 spaces/unit	2 space/unit	No
Right-Of-Way Width	50 ft.	40 ft.	Yes
Pavement Width	28 ft.	28 ft.	No
Curb and Gutter	6 in.	6 in.	No
Sidewalks	4 ft. on each side	5 ft. on one side	Yes
Drainage Easement	20 ft. with RCP pipe	20 ft. with HDPE pipe	Yes

Amenities Provided:

- Speed Hump
- 5-foot wide sidewalk
- Landscaped entrance
- Lower speed limit – 25 mph

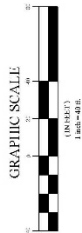
Deviation Requests:

Right-of-Way: Due to the narrowness of the tract of land, providing the typical 50-foot right-of-way would impact the typical floor plan created by the developer. This would in turn raise the cost of the homes for sale. The reduced right-of-way will not impact the actual roadway since it will be the standard 28-foot back-of-curb to back-of-curb, nor will it impact the placement of the public utilities.

Sidewalk: The ordinance requires a 4-foot wide sidewalk on each side of the roadway. The developer is requesting a 5-foot wide sidewalk along one side of the roadway. The 5-foot width provides ample room for people using the sidewalk to easily pass one another without having to step onto the grass or roadway. Since the road is slightly longer than a football field (466 feet) and there is no through traffic, the sidewalk on one side of the roadway will have minimal impact on the quality of life in this subdivision.

Drainage Easement: The developer will be providing a 20-foot wide drainage easement as required by the ordinance, but is requesting that an HDPE pipe be used in lieu of the typical RCP. Staff has allowed the use of HDPE pipe provided it is not under paved streets and limit the diameter of the pipe. The proposed HDPE drainage pipe will be located within a 20-foot wide drainage easement within Lot 8 (see attached Master Plan).

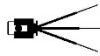
Corner Lot Side Setback: The ordinance requires that when a lot (Lot A) backs up to lot (Lot B) that has a front yard setback, the side yard of Lot A must equal to the required front yard of the zoning district. The developer is requesting a deviation from that requirement. **Proposed Lot 1** backs up to the school property which fronts on Durant Drive and has a 25-foot front yard setback. Therefore by ordinance, Lot 1 would be required to provide 20-foot setback along both Durant Drive and Katie Court. The setback is required to reduce any adverse impact the corner lot may have on the rear lot. Allowing the reduction of the side yard setback to 10 feet will not affect the school since the building is set back approximately 160 feet. **Proposed Lot 17** backs up to a vacant tract of land. If the property develops with single-family residential, there is a high probability that the lot behind Lot 17 will side on Durant Drive and require only a 10-foot side yard setback. If the property develops with apartments, as the current owner wishes, the apartment buildings will be set back at least 60 feet.



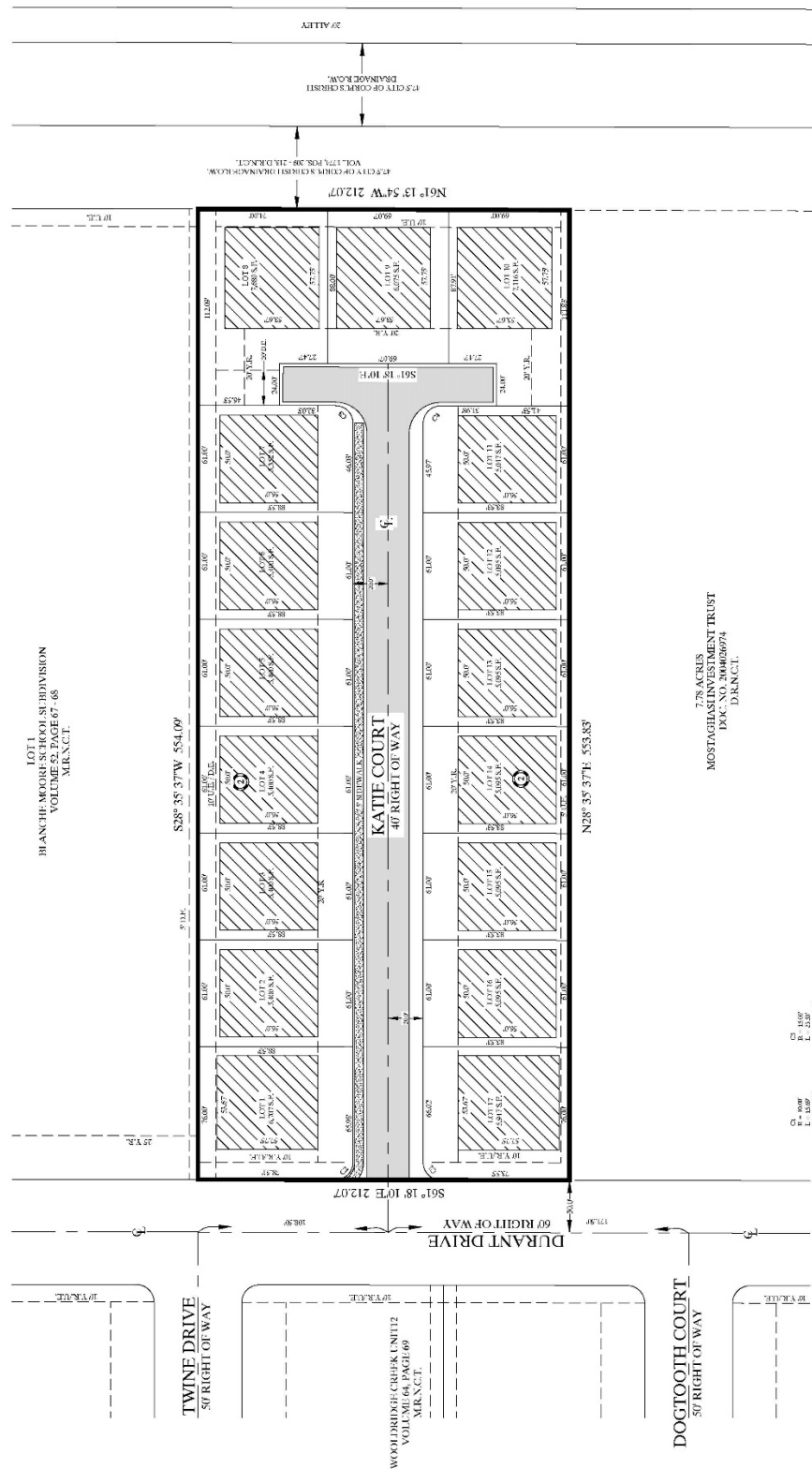
PI, A1, O1:

LUXURY ESTATES

PAGES 67 - 68, MAP RECORDS NUCLEI COUNTY, TEXAS



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bristersurveying, No. 1007-2800



7.78 ACRES
MOSTAGHIA INVESTMENT TRUST
DOC. NO. 2004026974
DR.N.C.T.

C1	R = 10.0° L = 15.0° TAN = 1.98° a = 0.09 23.0°	C2	R = 10.0° L = 12.7° TAN = 10.0° a = 0.09 10.1°
C3	R = 11.0° L = 21.0° TAN = 14.9° a = 0.09 19.6°	C4	R = 13.0° L = 23.9° TAN = 12.0° a = 0.09 10.1°
C5	R = 11.0° L = 21.0° TAN = 14.9° a = 0.09 19.6°	C6	R = 13.0° L = 23.9° TAN = 12.0° a = 0.09 10.1°



DATE OF MAP: 31 JULY 2017