

STAFF REPORT

Case No. 1019-02
INFOR No. 19ZN1025

Planning Commission Hearing Date: October 2, 2019

Applicant & Legal Description	Owner: DMPI Beach Investments, LLC. Applicant/Representative: DMPI Beach Investments, LLC. Location Address: 14901 Granada Drive Legal Description: Lots 1 and 2, Block 4, Section E, Padre Island, located along the south side of Granada Drive and west of Leeward Drive.			
Zoning Request	From: "RM-AT/IO" Multifamily AT District with the Island Overlay To: "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and with a Planned Unit Development Area: 0.861 acres Purpose of Request: To allow for the construction of a 9-unit townhome development.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT/IO" Multifamily AT with an Island Overlay	Vacant	High Density Residential and Mixed Use
	<i>North</i>	"RM-AT/IO" Multifamily AT with an Island Overlay	Medium Density Residential	High Density Residential and Mixed Use
	<i>South</i>	"RM-AT/IO" Multifamily AT with an Island Overlay	Water	Water
	<i>East</i>	"RM-AT/IO" Multifamily AT with an Island Overlay	Vacant	Mixed Use
	<i>West</i>	"RM-AT/IO" Multifamily AT with an Island Overlay	Vacant	High Density Residential
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 High Density Residential and Mixed Uses. The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and with a Planned Unit Development is consistent with the adopted Future Land Use Map and the Mustang/Padre Island Area Development Plan. Map No. 045043 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 125 feet of street frontage along Granada Drive which is designated as Local/Residential Street. According to the Urban Transportation Plan, Local/Residential Streets can convey a capacity up to 500 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Granada Drive	Local/Residential	50' ROW 28' paved	60' ROW 37' 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 “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development to allow for the construction of a 9-unit townhome development.

Development Plan: The proposed development will consist of 9 single-family lots, 1 common area and no commercial lots. The 0.861-acre tract of land consists of all of Lots 1 & 2, Block 4, Section E, Padre Island-Corpus Christi, recorded in Volume 38, Pages 25-26 M.R.N.C.T. In general, the property (Lots 1 & 2) is currently vacant waterfront property and measures 125' x 300'. The current zoning is RM-AT with an Island Overlay and the requested zoning is RM-AT PUD with the Island Overlay, which allows for higher density units and lots per acre. Some units will be constructed on zero lot lines and may be situated closer than 10 feet apart. Fire walls will be constructed as required to meet the International Residential Code and other fire protection improvements will be constructed as required by the City.

The concept for Lake Padre Village is for a small high density single family housing group in the coastal style architecture. All units will be single family residences, have an allowed square footage range of between 1,200 and 2,700 square feet, and will be situated on residential lots ranging in area between 2,060 to 2,650 square feet. The larger 3-story units will be built on the canal side lots and have a range of between 2,200 to 2,700+ square feet in area. The middle size 2 or 3-story units will be built in the central portion of the development and have a range of between 1,600 to 2,200 square feet in area. The smaller size 2-story units will be built on the lots adjacent to Granada Drive and have a range of between 1,100 to 1,600 square feet of space. The maximum density of this development will not exceed 10 units per acre.

The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RM-AT” Multifamily AT District and the proposed Planned Unit Development (PUD) and notes all necessary deviations from the UDC being requested by the applicant.

<i>Minimum Dimensions</i>	<i>“RM-AT” District Standards</i>	<i>Proposed PUD</i>	<i>Deviation</i>
Maximum Density	18 Units per Acre	9 Units per Acre	No
Minimum Open Space	25%	45%	No
Minimum Lot Width	50 ft.	26 ft.	<u>Yes</u>
Minimum Lot Area	5,000 square feet	2,000 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	10 ft.	<u>Yes</u>

Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	10 ft.	0 ft.	<u>Yes</u>
Minimum Rear Yard	5 ft.	0 ft.	<u>Yes</u>
Sidewalks	5 ft. both sides	5 ft. only on one side (south side)	<u>Yes</u>
ROW Width	50 ft.	30 ft.	<u>Yes</u>
Paved Street Width	28 ft.	27 ft.	<u>Yes</u>
Curb Type	2 ft. curb & gutter	1 ft. curb & gutter	<u>Yes</u>
Parking Requirement	2 spaces per unit	2 spaces per unit	No

Existing Land Uses & Zoning: The subject property is currently zoned “RM-AT” Multifamily AT District with the Island Overlay and is vacant land. To the north are properties zoned “RM-AT” Multifamily AT District with the Island Overlay and consist of single-family townhouse developments. To the south is a canal. Across the canal are properties zoned “RM-AT” Multifamily AT District with the Island Overlay and consist of vacant properties. To the east and west are properties zoned “RM-AT” Multifamily AT District with the Island Overlay and consist of vacant properties.

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

Plat Status: The property is platted.

Utilities:

Water: 8-inch ACP line located along Granada Drive.

Wastewater: 12-inch VCP line located along Granada Drive.

Gas: 2-inch Service Line located along Granada Drive.

Storm Water: Drainage to rear canal.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan (ADP). The proposed rezoning to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overland and a Planned Unit Development is consistent with the adopted Comprehensive Plan (Plan CC). The following policies of Plan CC should be considered:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is compatible with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is also compatible with neighboring properties and with the general 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 Planned Unit Development (PUD). The proposed PUD utilizes vacant lots to create a 9-unit townhome development.
- 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 also encourage development on difficult sites.
- The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable with the addition of a comment to prohibit on-street parking other than the designates spaces.

Staff Recommendation:

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

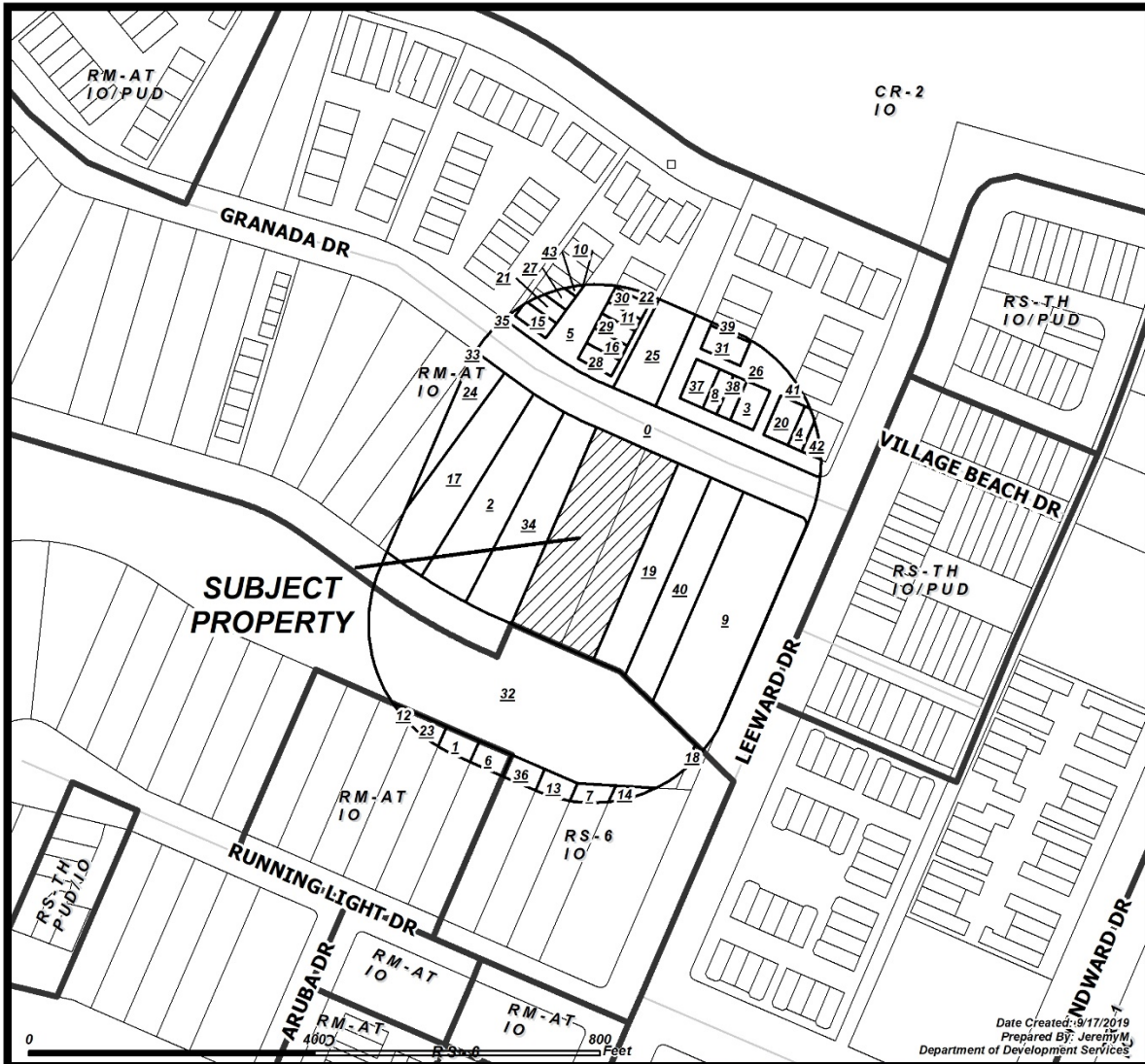
- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Lake Padre Village Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of a 9-unit townhome development.
- 2. Parking:** No on-street parking other than the designated spaces shall be allowed on the private right-of-way/access easement.
- 3. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- 4. Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

Public Notification	Number of Notices Mailed – 59 within 200-foot notification area 5 outside notification area	
	<u>As of September 27, 2019:</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. Planned Unit Development (PUD) Guidelines and Master Site Plan
3. Public Comments Received (if any)

[https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2019/1019-02 DMPI Beach Investments PUD \(RM-AT\)/PC Documents/PC Report_1019-02 DMPI Beach Investments PUD.docx](https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2019/1019-02 DMPI Beach Investments PUD (RM-AT)/PC Documents/PC Report_1019-02 DMPI Beach Investments PUD.docx)



Date Created: 9/17/2019
Prepared By: Jeremy M.
Department of Development Services

CASE: 1019-02 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

Owners within 200' listed on attached ownership table

Owners in opposition

LOCATION MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap

LAKE PADRE VILLAGE PLANNED UNIT DEVELOPMENT (PUD)

PADRE ISLAND, CORPUS CHRISTI, TEXAS

**Owner:
DMPI Beach Investments, LLC
Plano, Texas**

Submitted by:



LJA Engineering, Inc.

TBPE F-1386/TBPLS 10104001
5350 SOUTH STAPLES STREET, SUITE 425
CORPUS CHRISTI, TEXAS 78411
PHONE: 361.991.8550
WWW.LJA.COM

Engineer: Victor M. Gutierrez, Jr., P.E.

*This Document is released under the authority of
Victor M. Gutierrez, Jr., P.E., Serial No. 77761
For interim review purposes and shall not be used for
Construction, bidding or building permit purposes.*

AUGUST 2019

DEVELOPMENT DESCRIPTION

DMPI Beach Investments LLC proposes to develop the **Lake Padre Village Planned Unit Development (PUD)** on a vacant waterfront 0.861-acre tract of land located on Granada Drive in close proximity and west of the intersection of Granada Drive and Leeward Drive. The proposed development will consist of 9 single-family lots, 1 common area and no commercial lots. The 0.861-acre tract of land consists of all of Lots 1 & 2, Block 4, Section E, Padre Island-Corpus Christi, recorded in Volume 38, Pages 25-26 M.R.N.C.T.

In general, the property (Lots 1 & 2) is currently vacant waterfront property and measures 125' x 300'. The current zoning is RM-AT with an Island Overlay and the requested zoning is RM-AT PUD with the Island Overlay, which allows for higher density units and lots per acre. Some units will be constructed on zero lot lines and may be situated closer than 10 feet apart. Fire walls will be constructed as required to meet the International Residential Code and other fire protection improvements will be constructed as required by the City.

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ADJOINING LAND USE AND ZONING

The property to the north is a townhouse development, the properties to the west and east are vacant lots and the property to the south is a water canal. A segment of the City's Zoning Map is shown on the Zoning Map Exhibit, Sheet 1 of Planned Unit Development (PUD) Exhibits.

VICINITY AND LOCATION MAP

Vicinity and Location Maps are provided on the Development Location Exhibit, Sheet 2 of the PUD Exhibits.

OVERALL SITE PLAN & LOT LAYOUT

An Overall Site Plan Exhibit is provided on Sheet 3 of the PUD Exhibits and provides a lot layout, conceptual unit arrangement, a private street and pedestrian access. Lots 1-9 are single family residential lots. Lot 10 represents and consists of a private street, or private access drive, the common areas situated adjacent to the water canal, the sidewalk area between lots 2 & 3, the open space common area between Lots 5 & 6, and the open space common area between Lots 8 & 9. The common and open space areas will be maintained by the lot owners and the Home Owners Association proposed for this development.

DEVELOPMENT DEVIATIONS

Development deviations for this development are as follows:

1. Sidewalks will be constructed on the south side of Granada Drive, on the East side of the private street or private access drive and between Lots 2 & 3 to access the waterfront area.
2. A one-foot ribbon curb will be constructed along the edges of the private drive instead of a City standard two foot curb and gutter.
3. Building setbacks will range from 0' to 5' from the property lines.
4. The yard requirement for Granada Drive is reduced to 10 feet.
5. The lot area is reduced to a minimum of 2,000 square feet and a maximum of 4,000 square feet.
6. The lot width at the front property line is reduced to a minimum of 26 feet.
7. The right-of-way/Access Easement is reduced to a minimum of 30 feet.
8. Curb is reduced to 1 foot.

VEHICULAR AND PEDESTRIAN ACCESS

Vehicular access to the Lake Padre Village development will be from Granada Drive. Access to the interior lots will be via a proposed private access drive with a minimum back-of-curb to back-of-curb dimension of 30 feet. Pedestrian access will be provided by proposed 5-foot sidewalks along Granada Drive and 6-foot sidewalks along the east side of the access drive. Additionally, a 6-foot sidewalk is proposed between the two south interior lots will provide access to the waterfront common area. The vehicular and pedestrian access is shown on the Overall Site Development Plan, Page 4 of the PUD Exhibits.

PARKING REQUIREMENTS & OPEN SPACE CALCULATIONS

A tabular summary of the **Parking Requirements** and **Open Space Calculations** is included on the **Overall Site Development Plan** shown on **Page 4** of the Planned Unit Development (PUD) Exhibits. Two parking spaces per lot will be provided in this development, two parking spaces will be provided for guest parking and one parking space will be provided to serve the common area.

TYPICAL CROSS SECTIONS

Typical Cross Sections are keyed on Page 4 of the PUD Exhibits and shown on the Section Views, **Page 5** of the PUD Exhibits.

DEEDS

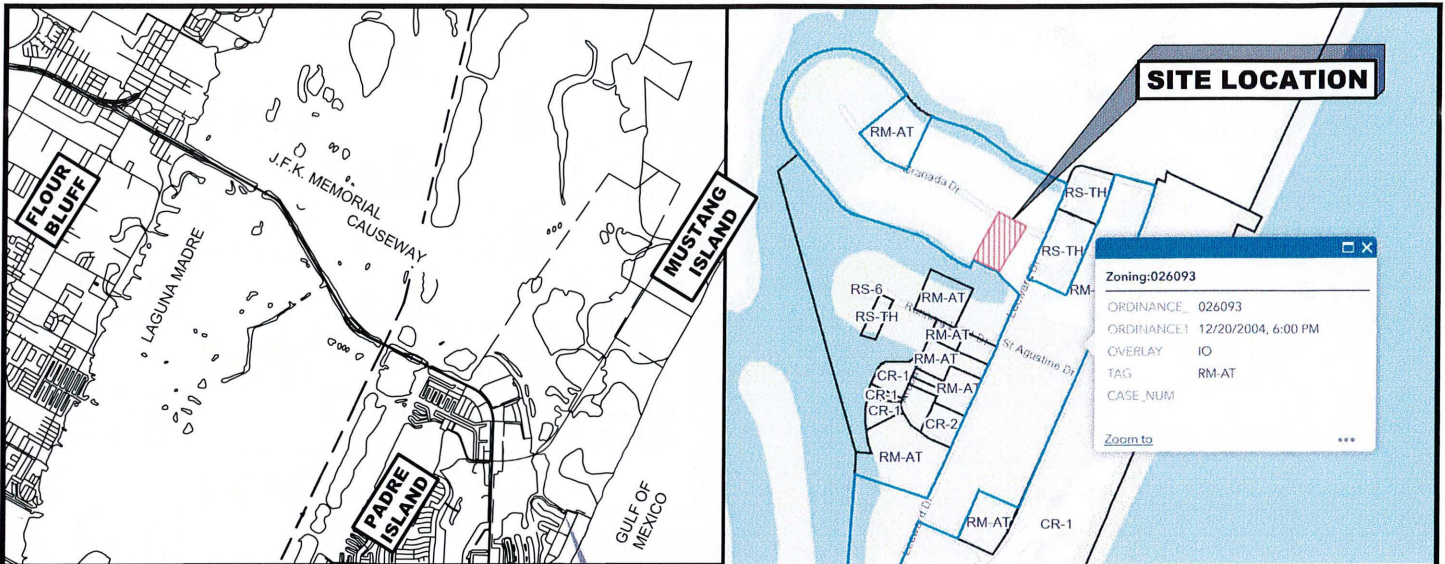
The **Deeds** for the Lots 1 and 2, Block 4 Section E, Padre Island-Corpus Christi are attached for reference.

MISCELLANEOUS

Distance of Multifamily or Nonresidential Structures from Single Family Use Areas

- DMPI Beach Investments, LLC understands UDC's Paragraph 4.2.8 C related to the distance of multifamily or nonresidential structures from single-family areas and offers no objections to structures proposed on adjacent properties that may be constructed in the future to a distance of no closer than 5 feet instead of the 1:2 distance ratio required.

**PLANNED UNIT DEVELOPMENT (PUD)
EXHIBITS**



0 10000 20000 Feet

SITE LOCATION

Zoning Quick Reference Guide

Residential Districts

UDC Sec.	Zoning Districts		Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
						Street	Corner	Sid	Rear			
4.3.3	RS-6	Single-Family 6	Schools, and Day Care	6,000	50	25	4.2.10	5	5	30%	35	N/A

Multifamily Districts

UDC Sec.	Zoning Districts	Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
					Street	Corner	Sid	Rear			
4.4.3	RS-TH	Townhouse	Townhomes								
		Multifamily AT	Apartments, SF Home,								
		PI/MI/NB 1-2 Families	Churches, Schools, Day	5,000	50	10	5	5	25%	Sec.	18
		1-2 Families	Care Homes, and	10,000	85	15		5		4.2.8.C	9
4.4.3	RM-AT	3+ Families	Hotels		20		10	10	10%		60

Commercial Districts

UDC Sec.	Zoning Districts	Typical Use(s)	Min Lot Size (sqft.)	Lot Width (ft)	Setbacks (ft.)				Open Space	Max. Height	Density (du/ac)
					Street	Corner	Sid	Rear			
4.5.3		Commercial Resort									
		Residential		6,000	50	20	15	10	10	25%	N/A
4.5.4		Commercial	Apartments, Offices, Hotels, Restaurants, Bars, and Retail	N/A	N/A	20	15	0	0	N/A	N/A
	CR-1										
		Commercial Resort									
4.5.3		Residential	Not Permitted: Heavy	6,000	50	20	15	10	10	25%	N/A
4.5.4	CR-2	Commercial	Vehicle Repair, Kennels	N/A	N/A	20	15	0	0	N/A	N/A

Printed 6/7/18, Aug. 2016 Unified Development Code (UDC), K:\Development\SVcs\SHARED\ZONING\Zoning District Guide

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REVISION No. DATE BY DESCRIPTION

LAKE PADRE VILLAGE PLANNED UNIT DEVELOPMENT (PUD)

ZONING MAP

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DATE: August 23, 2019.

LJA PROJECT No.:

C972-21102

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 DATE: 8/23/19
 DRN.: MF
 SCALE: AS NOTED

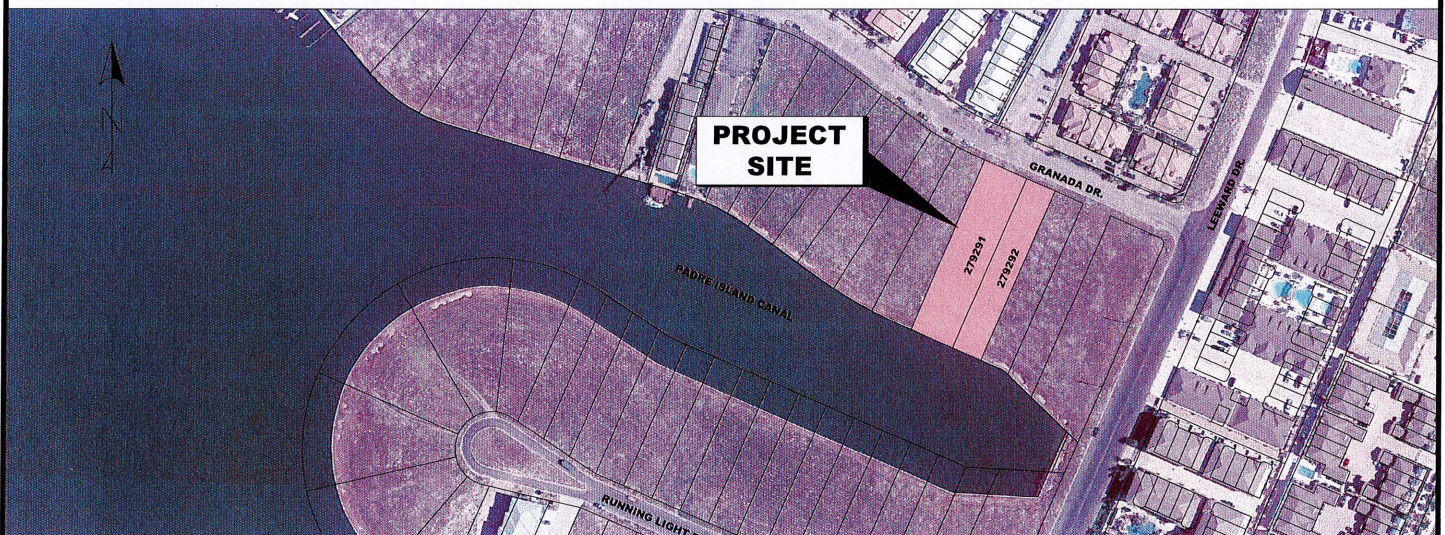
SHEET: 1



VICINITY MAP

LEGAL DESCRIPTION:

LOTS 1 & 2, BLOCK 4, PADRE ISLAND CORPUS CHRISTI, SEC E. THE TWO LOTS ADD UP TO 125' IN WIDTH AND 300' IN LENGTH.



LOCATION MAP

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TBP/L/S Firm Reg. No. 10018620

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**LAKE PADRE VILLAGE
PLANNED UNIT DEVELOPMENT (PUD)**

DEVELOPMENT LOCATION

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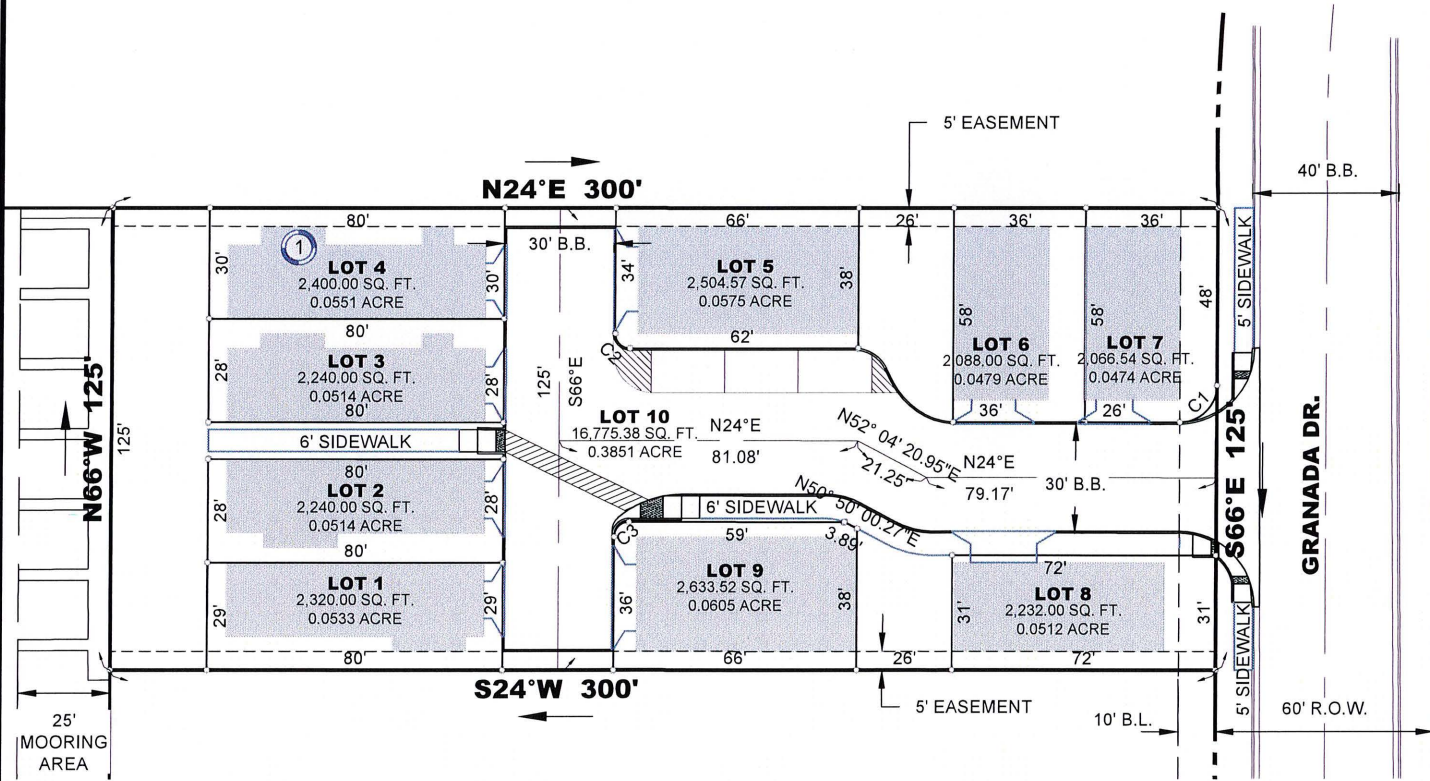
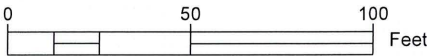
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DRN.: MF	SCALE: AS NOTED

SHEET: **2**

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	15.71	10.00	090.00
C2	6.28	4.00	090.00
C3	6.28	4.00	090.00

LAKE PADRE VILLAGE

DEVELOPER
DPMI BEACH INVESTMENTS, LLC
2124 GENT DRIVE
PLANO TEXAS, 75035



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LAKE PADRE VILLAGE PLANNED UNIT DEVELOPMENT (PUD)			
OVERALL MASTER SITE PLAN			

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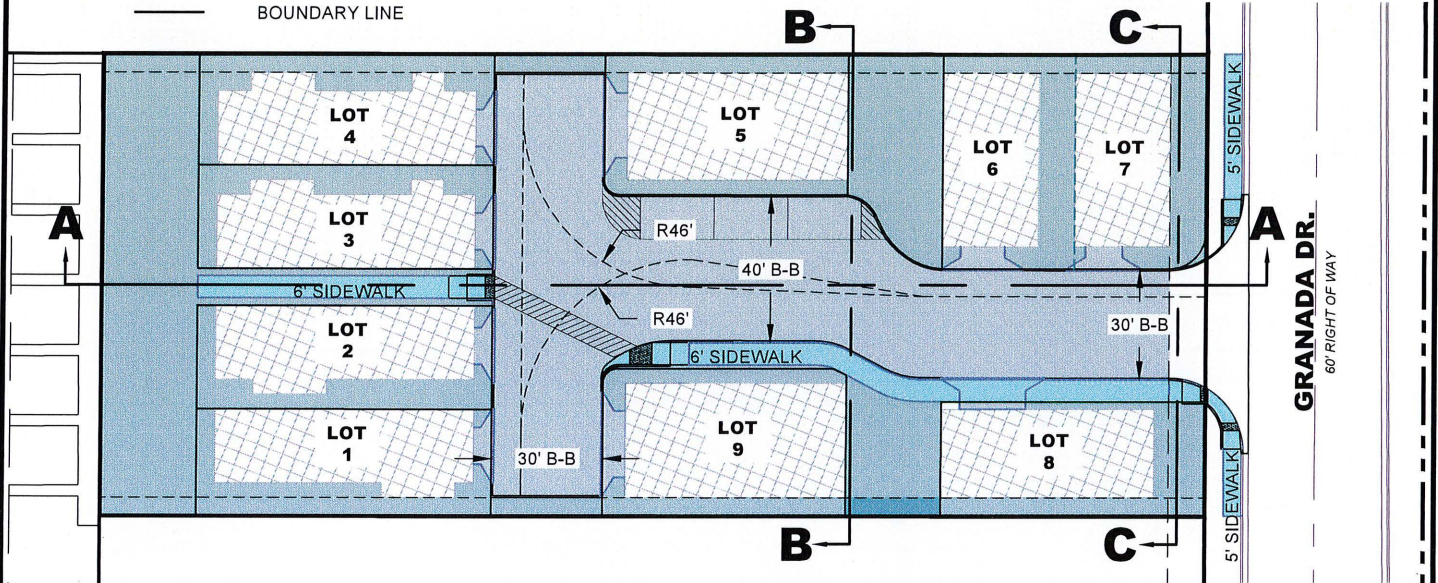
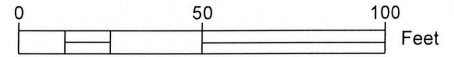
LJA PROJECT No.:
C972-21102

DES.: VMG	DATE: 8/23/19
DRN.: MF	SCALE: AS NOTED

SHEET: 3

LEGEND

-  OPEN SPACE
-  BUILDABLE AREA
-  SIDEWALK
-  STREET PAVEMENTS & DRIVEWAY
-  BOUNDARY LINE



LOT TYPE	REQUIREMENTS	QUANTITY OF LOTS	REQUIRED PARKING	PARKING PROVIDED
RESIDENTIAL	2 PER UNIT	9	18	18
GUEST PARKING	1 PER 5 UNITS	9	1	2
COMMON AREA	1 PER 10,000 SF.	3	1	1
TOTAL			20	21

OPEN SPACE CALCULATION	QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	%
TOTAL AREA OF PUD	37,500	.8609	100%
TOTAL NON-OPEN SPACE (IMPERVIOUS AREA)	24,796	.5693	66.12%
TOTAL OPEN SPACE (PERVIOUS AREA)	12,704	.2916	33.88%

THE VEHICULAR AND PEDESTRIAN ACCESS FOR THE DEVELOPMENT SHOWS THE ENTRANCE INTO THE THE DEVELOPMENT WILL PROVIDE A 30' CLEAR ENTRANCE AND EXIT FOR FIRE EMERGENCY VEHICLES. THE PRIVATE DRIVE WILL BE A MINIMUM OF 30' BACK-OF CURB TO BACK OF CURB. THE PEDESTRIAN ACCESS WILL BE A 6' SIDEWALK ON ONE SIDE OF THE ROAD WITH ADA RAMPS TO PROMOTE WALKABILITY ACCESS TO AMENITIES ON THE SITE. VEHICULAR ACCESS ONTO BLOCK 1, LOTS 1-9 ARE FROM GRANADA DRIVE.

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LAKE PADRE VILLAGE PLANNED UNIT DEVELOPMENT (PUD)

OVERALL SITE DEVELOPMENT PLAN

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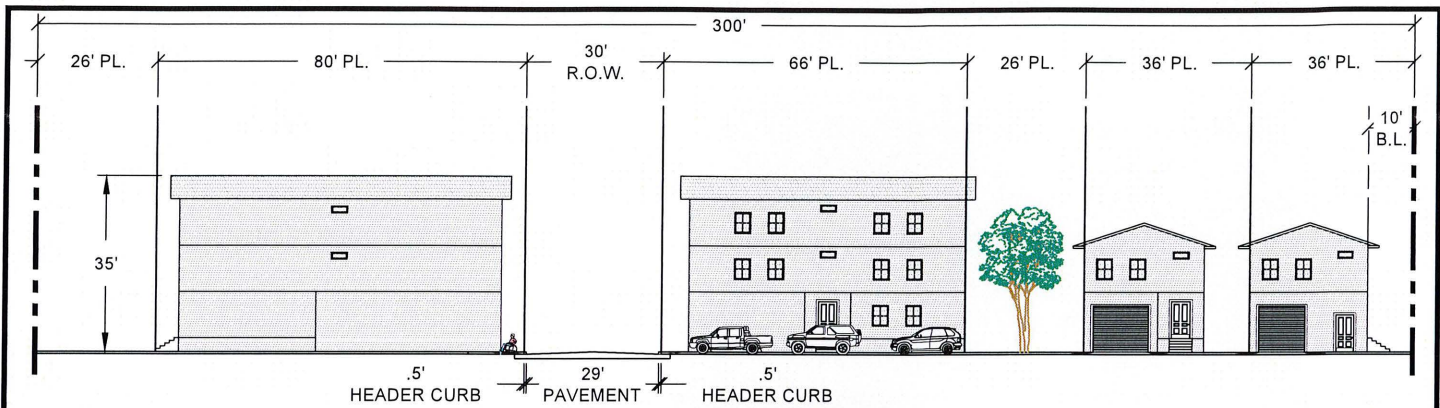
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LJA PROJECT No.:

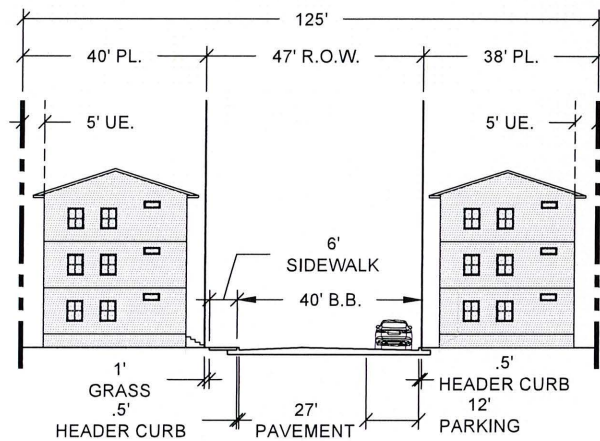
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DES.:	DATE:
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DRN.:	SCALE:
MF	AS NOTED

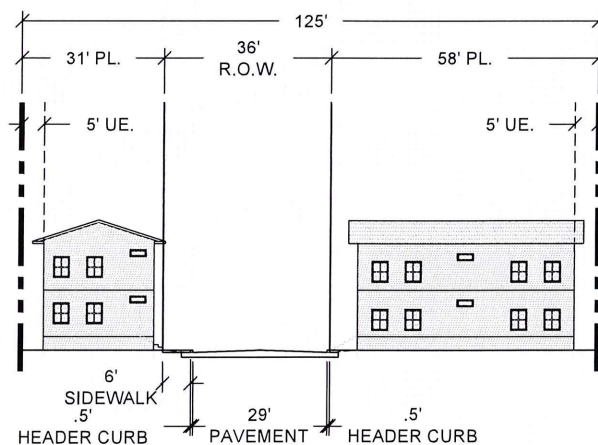
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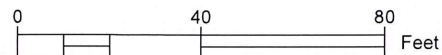
A-A SECTION



B-B SECTION



C-C SECTION



GENERAL NOTES:

1. THE PROPOSED MAXIMUM HEIGHT OF ANY STRUCTURE IN THIS DEVELOPMENT IS 45 FEET.
2. ALL RESIDENCE SHALL HAVE A MINIMUM OF TWO PARKING SPACES.
3. WINDOWS WILL NOT BE PERMITTED ON ANY EXTERIOR WALL SITUATED ON A ZERO-LOT LINE, UNLESS IT IS ADJACENT TO A COMMON AREA WITH AT LEAST 20 FEET OF OPEN SPACE IN WIDTH.

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REVISION No.	DATE	BY	DESCRIPTION
LAKE PADRE VILLAGE PLANNED UNIT DEVELOPMENT (PUD)			
SECTION VIEWS			
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**DMPI Beach Investments, LLC
LAKE PADRE VILLAGE REZONING**

PROPOSED DEVIATIONS

Multifamily Zoning

Multifamily Zoning Districts	RM-AT	RM-AT PUD
Max.Density (units/acre)	18	9
Min. Open Space (% site area)	25%	45%
Lot Width (ft.)	50'	26'
Min. Building Separation (ft.)	10'	3'*
Min. Lot Area (sq. ft.)	5,000 SF	2,060 SF min 3,745 SF min ** 4,166 SF Average**
Min. Yards (ft.) Street	20'	10'***
Street(corner)	10'	10'***
Side (1 fam & 2 fam)	5'	0'-5' #
Max. Height (ft.) Comply to Section 4.2.8.C.	Section 4.2.8.C.	NA
Max. Height (ft.) Comply to Section 4.2.8.C.	Section 7.9.5.A	NA

* Any building closer than 10' to another building will have fire wall.

A sprinkler system will be installed, as required, to meet the IRC requirements.

** Includes common area associated with lot area.

***There is a 10' Street Yard for lots adjacent to Granada only. Internal street yard setbacks are to be determined during the design phase and will vary from 3' to no more than 10' from the right-of-way line.

Some zero lot line lots are planned in the Lake Padre Village development.

(UDC 4.2.11 Water Oriented Subdivision.)

Parking Requirements

Lot Type	Requirement Per UDC	Quantity of Units	Quantity of Parking Per UDC	Quantity of Parking Provided
4.3 RM-AT 2+ Bedroom	2	9	18	18
Guest Parking	1 per 5 Units	9	2	2
Common Area	1 Per	1	1	1
				21 Total