

STAFF REPORT

Case No. 1120-02

INFOR No. 20ZN1026

Planning Commission Hearing Date: November 11, 2020

Applicant & Legal Description	Owner: Ocean Harbor II, LLC. Applicant: Hanson Professional Services, Inc. Location Address: 14805, 14809, 14813, and 14817 Windward Drive Legal Description: Lots 1 thru 4, Padre Island-Corpus Christi Section A, located along the west side of Windward Drive, south of St. Bartholomew's Drive, and north of Robla 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 a Planned Unit Development Area: 2.13 total acres Purpose of Request: To develop a 44-unit townhome development.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RM-AT/IO" Multifamily AT with the Island Overlay	Vacant	Mixed Use
	North	"CR-2/IO" Resort Commercial with the Island Overlay	Vacant	Planned Development
	South	"RM-AT/IO" Multifamily AT with the Island Overlay	Medium Density Residential	Mixed Use
	East	"CR-1/IO" Resort Commercial with the Island Overlay	High Density Residential	Mixed Use
	West	"RS-TH/IO/PUD" Townhouse with the Island Overlay and a Planned Unit Development	Medium Density Residential	Mixed Use
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 mixed uses. The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development is consistent with the adopted Future Land Use Map which calls for mixed uses. Map No.: 028026 City Council District: 4 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 400 feet of street frontage along Windward Drive which is designated as an “C1” Minor Collector Street and 230 feet of street frontage along Leeward Drive which is designated as a “C1” Minor Residential Collector Street. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity between 1,000 and 3,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Windward Drive	“C1” Minor Collector	60’ ROW 40’ paved	100’ ROW 60’ paved	N/A
	St. Bartholomew Avenue	“C1” Minor Collector	60’ ROW 40’ paved	100’ ROW 30’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development to allow for a 44-unit townhome development.

Development Plan: The subject property is a total of 17.034 acres in size. Smuggler’s Cove, Planned Unit Development (PUD) is a planned community that will consist of 44 single-family lots and 3 common areas lots.

Minimum Dimensions	“RM-AT” District Standards	“RS-TH” District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	1,100 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	17 ft.	<u>Yes</u>
Front Yard	20 ft.	10 ft.	10 ft.	<u>Yes</u>
Front Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	5 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Open Space	25%	30%	25%	No
Paved Street Width	28 ft.	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	1 ft. ribbon curb	<u>Yes</u>
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests) Com: 1:250 sf.	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests) Com: 1:250 sf	1.75 parking spaces per unit (Totaling 77 spaces)	<u>Yes</u>
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	6 ft. sidewalk on one side of the private street	<u>Yes</u>

Existing Land Uses & Zoning: The subject property is currently zoned “RM-AT/IO” Multifamily AT District with an Island Overlay and consists of vacant property and has remained undeveloped since annexation in 1981. To the north is a vacant property zoned “CR-2/IO” Resort Commercial with the Island Overlay and Beach Access Road 3A. To the south is a condo development (Nautilus Galleria) zoned “RM-AT/IO” Multifamily AT District with an Island Overlay. To the east is a condo development (The Gulfstream Condominium) zoned “CR-1/IO” Resort Commercial with the Island Overlay. To the west is a townhome development (Village by the Beach) zoned “RS-TH/IO/PUD” Townhouse with the Island Overlay and a Planned Unit Development.

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 St. Bartholomew Avenue.

Wastewater: 8-inch VCP line located along the rear alleyway

Gas: 2-inch line located along the rear alleyway.

Storm Water: 18-inch line located along St. Bartholomew Avenue.

Plan CC & 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 “RM-AT/IO/PUD” Multifamily AT 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:

- 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 residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- 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 designation of “Mixed Use” in the Future Land Use Plan expresses the City’s desire to mix residential and non-residential uses. (Policy Statement B.10).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map, Plan CC, and the Mustang/Padre Island Area Development Plan (ADP). 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 property is currently vacant, zoned “RM-AT/IO” Multifamily AT District with an Island Overlay, and has never been developed.
- Surrounding properties have been rezoned within the past decade indicating a pattern towards high density residential and commercial development. The zoning pattern is in line with a Plan CC policy statement of creating urban villages and accommodating continuous growth.
- The PUD will allow Daily, Weekly, and Monthly rentals. The current “RM-AT/IO” Multifamily AT District with the Island Overlay allows this use today.
- 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. Additionally, PUDs are encouraged in the Mustang/Padre Island ADP.
- Staff finds that the proposed deviations are acceptable, and the request has been approved by the Technical Review Committee (TRC).

Staff Recommendation:

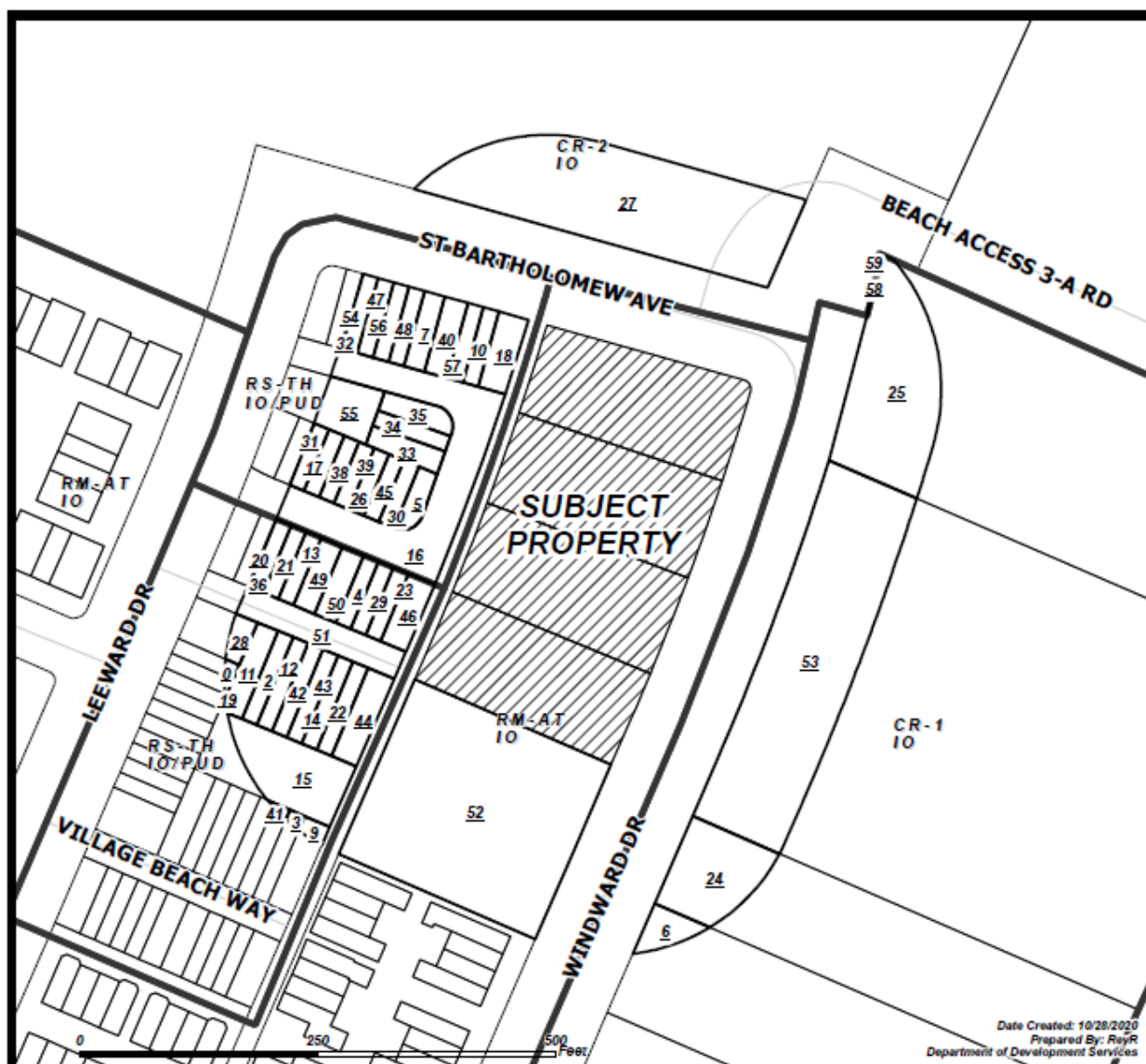
Approval of the change of zoning from the “CR-1/IO” Resort Commercial District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay with the following conditions:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Aruba Planned Unit Development (PUD) Guidelines and Master Site Plan.
2. **Parking:** The property must have a minimum of 1.75 parking spaces (9 feet wide by 18 feet long) per dwelling unit. Parking is prohibited within the private street and pedestrian walkways.
3. **Setbacks and Lot Width:** Minimum front yard setbacks for all lots shall be ten feet. Minimum width for townhouse lots shall be 17 feet.
4. **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and the 1 foot ribbon curb shall be striped or marked to indicate “Fire Lane/No Parking.”
5. **Pedestrian Access:** Sidewalks shall be 6 feet wide on one side of the private street and shall be constructed and maintained as identified on the master site plan.
6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

Public Notification	Number of Notices Mailed – 59 within 200-foot notification area 5 outside notification area
	<u>As of November 6, 2020:</u>
	In Favor – 20 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:

- A. Location Map (Existing Zoning & Notice Area)
- B. Planned Unit Development (PUD) Guidelines and Master Site Plan
- C. Public Comments Received (if any)



CASE: 1120-02 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
OW Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
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 in opposition
 Owners within 200' listed on attached ownership table



SMUGGLER'S COVE PLANNED UNIT DEVELOPMENT (PUD)

PADRE ISLAND, CORPUS CHRISTI, TEXAS

OWNER

OCEAN HARBOR II, LLC.

SUBMITTED BY

**HANSON PROFESSIONAL SERVICES, INC.
ENGINEER: CRAIG B. THOMPSON, P.E.**

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

OCTOBER 2020

HANSON: JOB#-20I114



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DEVELOPMENT DESCRIPTION

Smuggler's Cove, P.U.D., consists of a residential development of 2.13 acres, being all of Lots 1 thru 4, Padre Island-Corpus Christi Section A, of Volume 33, Pages 97-thru 99 M.R.N.C.T. The development is a planned community that will consist of 44 single-family lots and 3 common areas lots. The property currently is currently vacant land and is zoned Multifamily Apartment Tourist/Island Overlay (RM-AT/IO). The City of Corpus Christi Future Land Use Plan designates the area as mixed use. The proposed zoning is RM-AT/IO/PUD. The proposed density will be 21 units per acre.

DEVELOPMENT LOCATION MAP

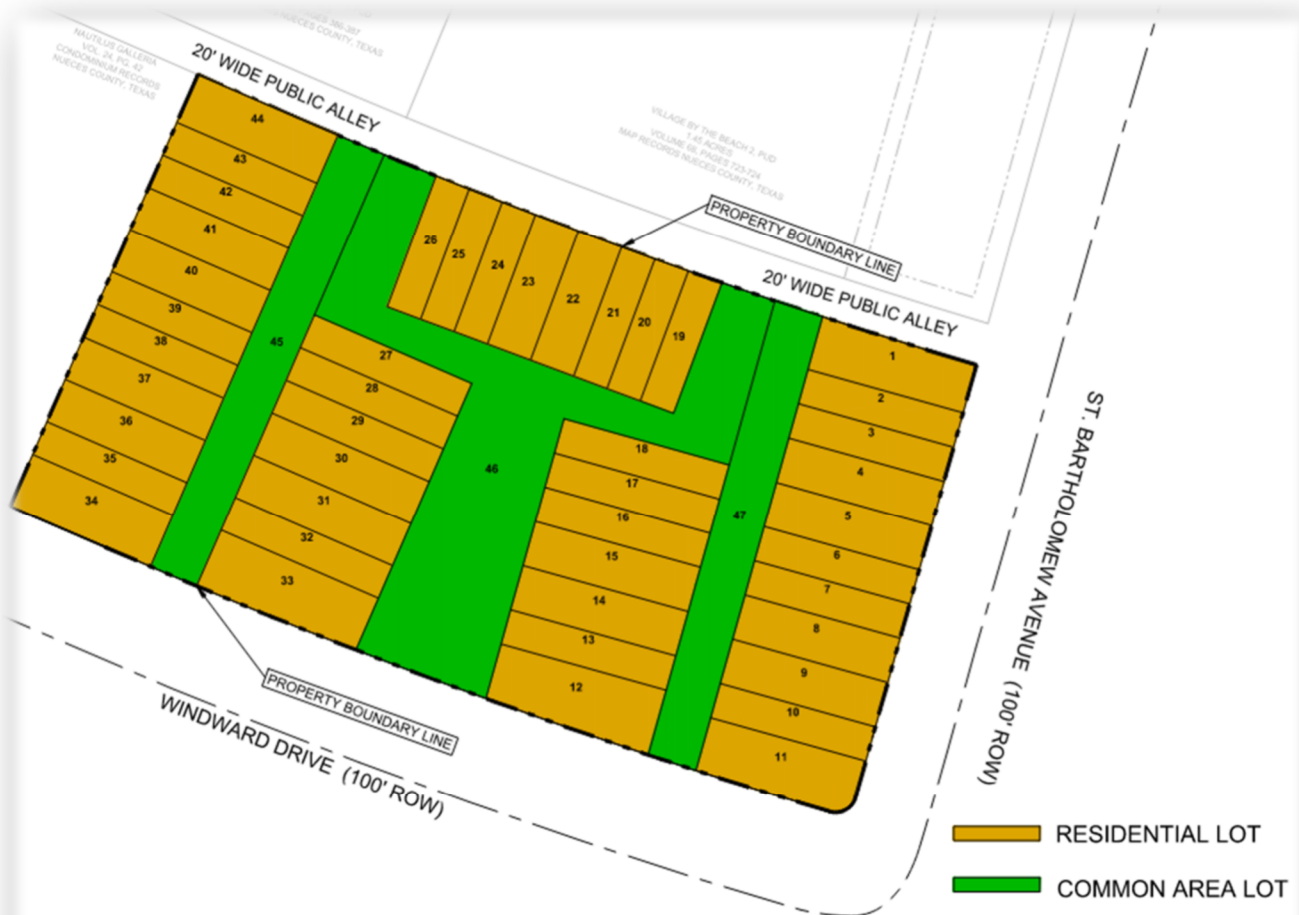


ADJACENT LAND USE AND ZONING

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

	CURRENT LAND USE	ZONING
North of Property	Vacant	CR-2/IO
South of Property	Medium Density Residential	RM-AT/IO
East of Property	High Density Residential	CR-1/IO
West of Property	Medium Density Residential	RS-TH/IO/PUD

The following is the Lot Layout for the development:



- 44 SINGLE-FAMILY LOTS

DEVELOPMENT DEVIATIONS

The following table indicates the Development Deviations for the Residential Lots:

DESCRIPTION		UDC- ZONING/PLATTING ORDINANCE REQUIREMENTS (RM-AT)	PUD REQUIREMENTS
Lot Area in Square Feet		Minimum = 5,000 Maximum = N/A	Minimum = 1,100 Maximum = N/A
Lot Width at Front Yard Requirement Line in Feet		Minimum = 50 Maximum = N/A	Minimum = 17 Maximum = N/A
Right-of-way / Access Easement		50 feet	Minimum = 24 feet
Pavement Width in Feet		Minimum = 28	Minimum = 24
Yard Requirements (Minimum in Feet)	Street – Non-Corner	20	10
	Street – Corner	10	10
	Side – Single	5	0
	Side – Total	0	0
	Rear	5	5 (Center of Alley)
Open Space		25%	25%
Curb Type		Standard 6" Curb and Gutter	1' Edge Curb
Sidewalk		5' width on both sides	6' sidewalk on one side of private access drive
Parking Spaces		2 per Unit = 88	1.75 per Unit = 77
Parking Guest Spaces		1 per 5 Units = 9	1 per 5 Units = 9

The following table indicates the Development Deviations for the Common Area Lots:

DESCRIPTION	UDC- OPEN AREA	PUD REQUIREMENTS
Parking requirement per Parks and Open Area in Square Feet	1 per 10,000 SF outdoor lot area = 3	1 per 10,000 SF* = 3
* – The development is designed to be walkable and the common areas are intended for the residences only.		

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	1-44
	Common Area and Access Easement Lot(s)	1	45-47

RESIDENTIAL LOTS	DESCRIPTION		REQUIREMENTS
	Usage		Residential
	Open Space- Percent Minimum		25%
	Building Height – Maximum in Feet		UDC 4.2.8
	Building Spacing – Minimum in Feet		0
	Parking Requirement Per Unit		1.75
	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 and improvements 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	N/A
		Side – Single	0
		Side – Total	0
		Rear	5' (Center of Alley)
	Building Height – Maximum in Feet		1-story
	Building Spacing – Minimum in Feet		As per International Building Code
	Landscape Requirement		Will be determined during building permitting.
	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.
	* – Yard requirement is for Block 1, Lot 46 only.		

The following is the Open Space Layout for the development:

OPEN SPACE CALCULATION	QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	
Total Area of PUD	92,783	2.13	
Total Non-Open Space (Impervious Area) ^{1,2,3}	59,318	1.36	64%
Total Open Space (Pervious Area) ⁴	33,465	0.77	36%

¹ Constructed building area

² Driveway area

³ Area of all Pavement and Sidewalk

⁴ Minimum Open Space required is 25%



VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular and Pedestrian Access for the development is indicated below. The entrances 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 24' wide from back-of-curb to back-of-curb. The development will provide 6' sidewalks on one side of the road to promote walkability and access to future amenities as indicated.



PARKING REQUIREMENTS

The following is the Parking Requirements for the development:

LOT TYPE	REQUIREMENTS	QUANTITY OF LOTS	QUANTITY OF PARKING PROVIDED (PUD)
Residential ¹	1.75 per unit	44	77
Residential - Guest Parking ¹	1 per 5 units	44	9
Common Area	1 per 10,000 SF	3	3
Total:			89

¹ – Parking anywhere within the limits of the development.

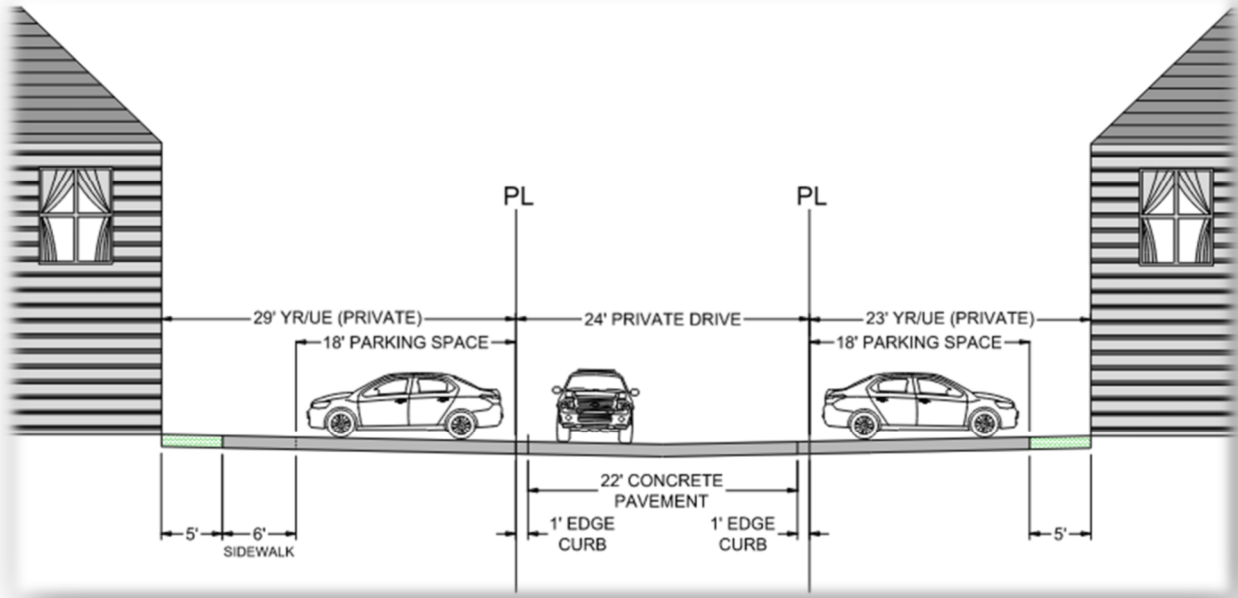
TYPICAL CROSS SECTION

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

NOTE: The Right of Way is a Private Access Easement and Private Utility Easement.



Cross Section A



Cross Section B

