

**Zoning Case No. 1120-02, Ocean Harbor II, LLC.: (District 4) Ordinance rezoning property at or near 14805, 14809, 14813, and 14817 Windward Drive 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**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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 during a meeting of the City Council, during which all interested persons were allowed to be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as Lots 1 thru 4, Padre Island-Corpus Christi Section A as shown in Exhibit “A”:

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

The subject property is located at or near 14805, 14809, 14813, and 14817 Windward Drive. Exhibit A, which is a map of the subject property and Exhibit B, which is a copy of The Smuggler’s Cove (PUD) Guidelines and Master Site Plan attached to and incorporated in this ordinance.

**SECTION 2.** The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance The Smuggler’s Cove (PUD) Guidelines and

Master Site Plan. The development of the Property is to consist of 44 single-family lots and 3 common area lots.

2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 21 dwelling units per acre.
3. **Parking:** The property must have a minimum of 1.75 parking spaces (9 feet wide by 18 feet long) per dwelling unit.
4. **Setbacks and Lot Width:** Minimum front yard setbacks for all lots shall be ten feet and on a corner ten feet.
5. **Open Space:** The Property must maintain a minimum of 25% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
6. **Private Street Access:** On-street parking is prohibited. 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."
7. **Pedestrian Access:** Sidewalks shall be 6 feet wide on one side of the private street and shall be constructed as identified on the master site plan.
8. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
9. **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.

**SECTION 3.** 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 4.** 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 5.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of

the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 7.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 8.** This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

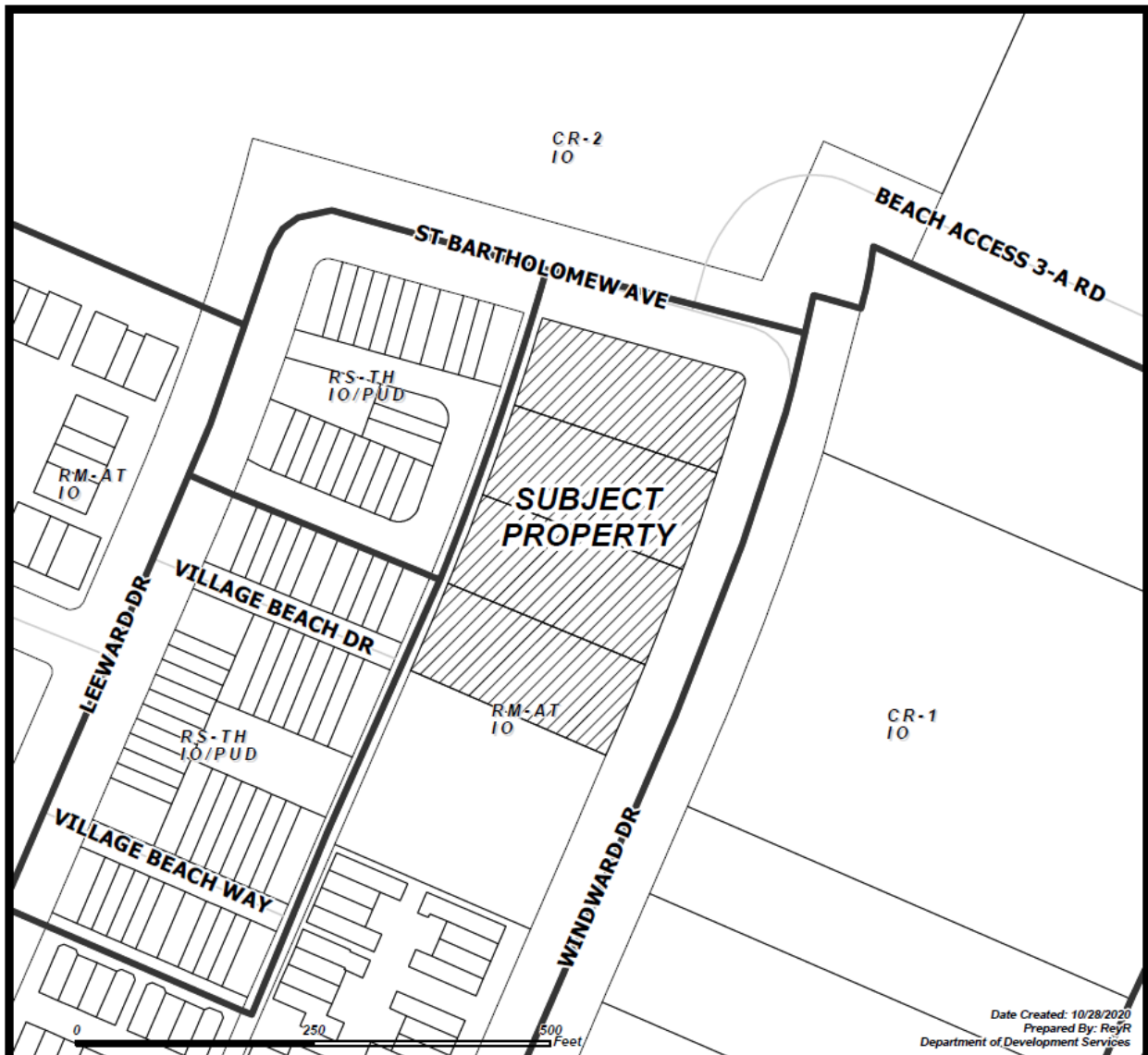
ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

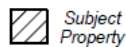
\_\_\_\_\_  
Paulette M. Guajardo  
Mayor



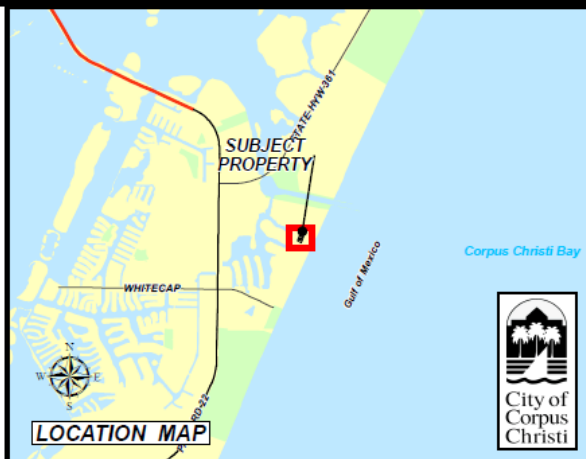
# Exhibit A



## CASE: 1120-02 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	



# **SMUGGLER'S COVE PLANNED UNIT DEVELOPMENT (PUD)**

## **PADRE ISLAND, CORPUS CHRISTI, TEXAS**

**OWNER**

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**OCEAN HARBOR II, LLC.**

**SUBMITTED BY**

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

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

**OCTOBER 2020**

**HANSON: JOB#-20I114**



*Craig Thompson* 10/13/2020

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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





## 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) <sup>1,2,3</sup>	59,318	1.36	64%
Total Open Space (Pervious Area) <sup>4</sup>	33,465	0.77	36%

<sup>1</sup> Constructed building area

<sup>2</sup> Driveway area

<sup>3</sup> Area of all Pavement and Sidewalk

<sup>4</sup> 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 <sup>1</sup>	1.75 per unit	44	77
Residential - Guest Parking <sup>1</sup>	1 per 5 units	44	9
Common Area	1 per 10,000 SF	3	3
Total:			89

<sup>1</sup> – Parking anywhere within the limits of the development.

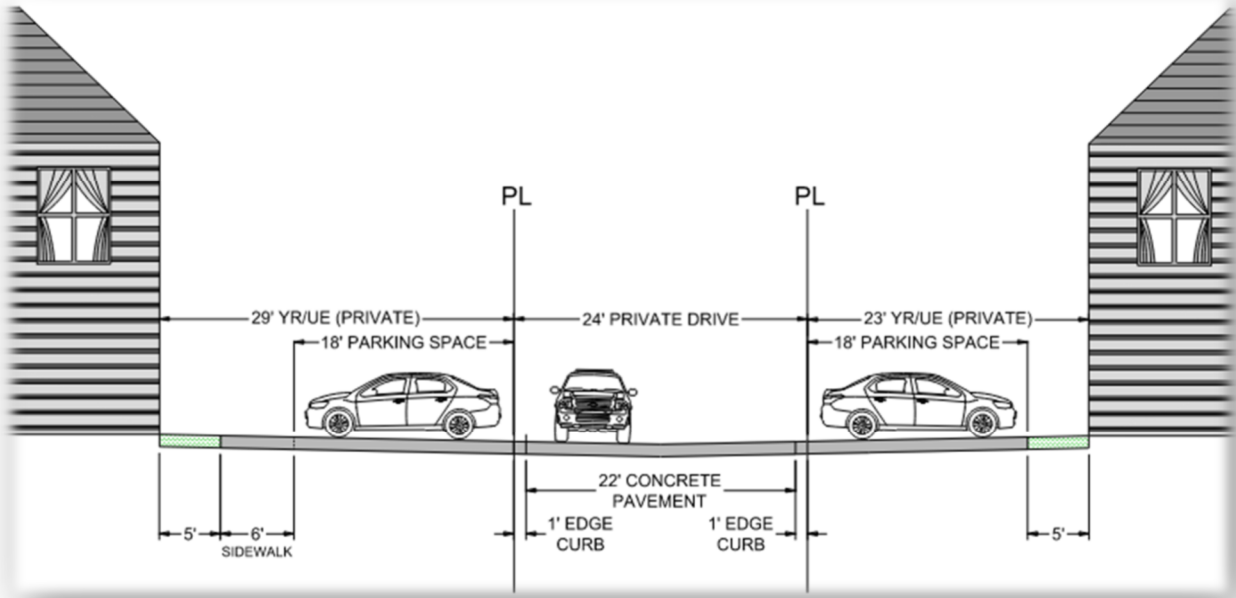
## TYPICAL CROSS SECTION

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

