

STAFF REPORT

Case No. 0621-04

INFOR No. 21ZN1020

Planning Commission Hearing Date: June 23, 2021

Applicant & Legal Description	Owner: Date Tree Holdings, LLC. Applicant: Date Tree Holdings, LLC. Location Address: 4606 Gulfbreeze Boulevard Legal Description: Lot 4, 6, and 8, Block 22, Brooklyn, located along the east side of Gulfbreeze Boulevard, south of Gulden Street, and north of Beach Avenue.			
Zoning Request	From: "RM-AT" Multifamily AT District To: "RM-AT/PUD" Multifamily AT District with a Planned Unit Development Area: 0.45 acres Purpose of Request: To develop a 10-unit single-family townhome development.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT" Multifamily AT District	Vacant	High Density Residential
	<i>North</i>	"RM-AT" Multifamily AT District	Low Density Residential	High Density Residential
	<i>South</i>	"RM-AT" Multifamily AT District	Low Density Residential	High Density Residential
	<i>East</i>	"RM-AT/SP" Multifamily AT District with a Special Permit	High Density Residential	High Density Residential
	<i>West</i>	"RM-AT" Multifamily AT District	Low and Medium Density Residential	High Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for a high-density residential use. The proposed rezoning to the "RM-AT/PUD" Multifamily AT District with a Planned Unit Development is consistent with the Comprehensive Plan (Plan CC). City Council District: 1 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 150 feet of street frontage along Gulfbreeze Boulevard which is designated as an "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
	Gulfbreeze Boulevard	“Local/Residential”	50’ ROW 28’ paved	60’ ROW 25’ paved	Not Available

Staff Summary:

Development Plan: The subject property is a total of 0.45 acres in size. The Las Casitas del Mar Planned Unit Development (PUD) is a planned community that will consist of 10 single-family townhouse lots and one common area. The development will be residential lots fronting a common area and all units sharing a common parking lot. Additional information may be found in the PUD documents.

Minimum Dimensions	“RM-AT” District Standards	“RS-TH” District Standards	Proposed PUD	Deviation
Max. Density	18 du/ac	N/A	31 du/ac	<u>Yes</u>
Lot Area	5,000 sf.	1,600 sf.	704 sf.	<u>Yes</u>
Min. Open Space	25%	30%	26%	No
Minimum Lot Width	50 ft.	16 ft.	16 ft.	<u>Yes</u>
Street Yard	20 ft.	10 ft.	5 ft.	<u>Yes</u>
Street 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
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit 1/5 units (guests)	No

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6/IO” Single-Family 6 District with the Island Overlay and has remained undeveloped since annexation in 1989. To north and south are single-family homes zoned “RM-AT” Multifamily AT District. To the east is a condominium development (Beach Place Condominiums) zoned “RM-AT/SP” Multifamily AT District with a Special Permit. To the west are single-family homes and a cottage development zoned “RM-AT” Multifamily AT District.

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 C900 line located along Gulfbreeze Boulevard.

Wastewater: 8-inch PVC line located along Gulfbreeze Boulevard.

Gas: 2-inch line located along Gulfbreeze Boulevard.

Storm Water: 54-inch line located along Gulfbreeze Boulevard.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Downtown Area Development Plan (ADP). The proposed rezoning to the “RM-AT/PUD” Multifamily AT District with a Planned Unit Development is consistent with the adopted with the Downtown ADP. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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).

Department Comments:

- The proposed rezoning is consistent with the Future Land Use Map. 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.
- Properties in proximity have been similarly developed within the last decade as high-density residential townhouse and condominium development. The zoning pattern is in line with a Plan CC policy statement of creating urban villages and accommodating continuous growth.
- 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 subject property is located within a velocity zone according to the adopted Federal Emergency Management Agency (FEMA) Floodplain Map. The static base flood elevation of the subject property is 11-feet.

Staff Recommendation:

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

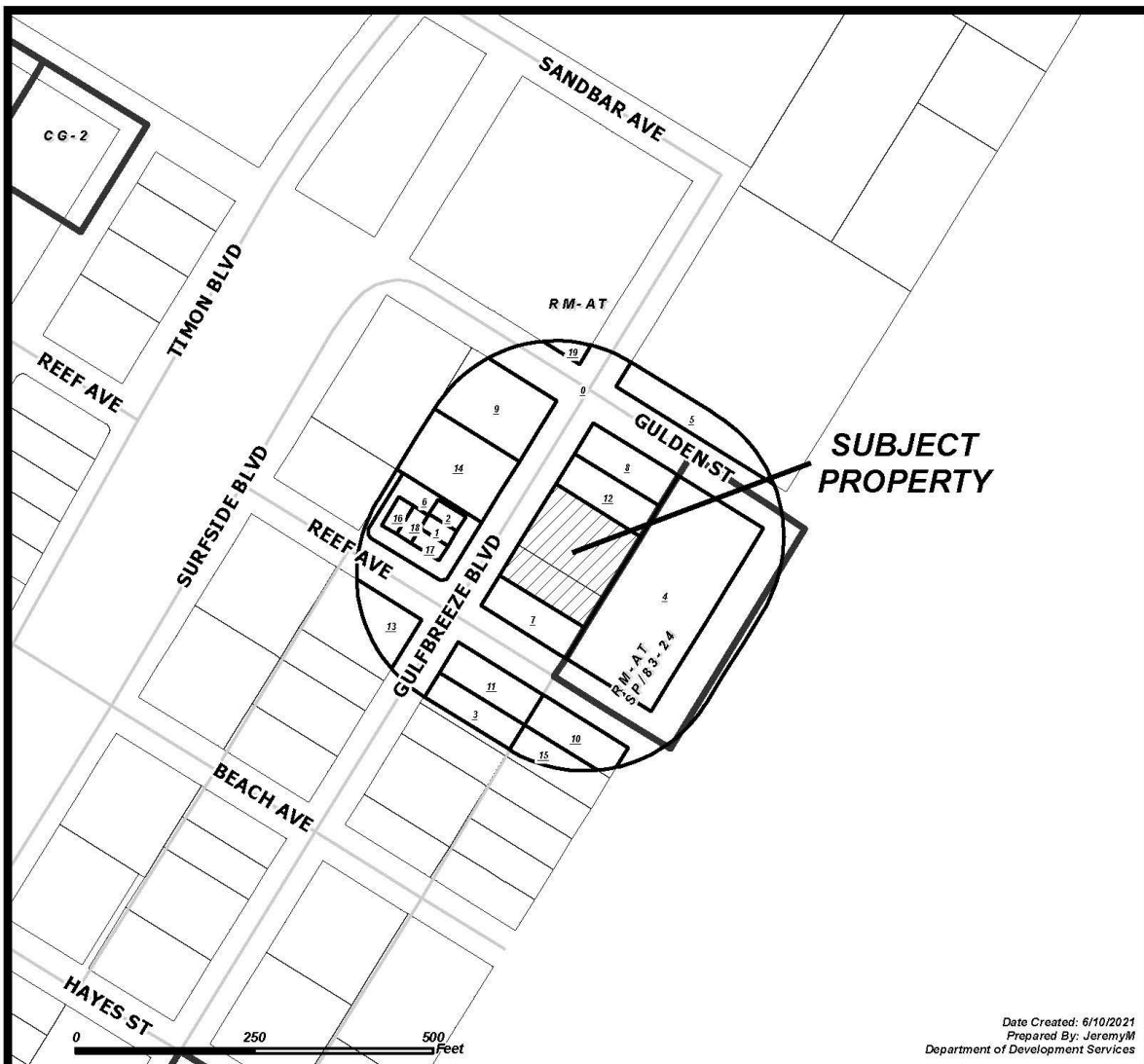
- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with the Las Casitas del Mar Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
- 2. Pedestrian Access:** Sidewalks shall be provided along the frontage of the subject property shared with Gulf Breeze Boulevard in accordance with the Unified Development Code (UDC).

3. **Private Solid Waste:** A formal request must be made to the Solid Waste Department of the City to exempt the subject property from public refuse collection.
4. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
5. **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	<p>Number of Notices Mailed – 57 within 200-foot notification area 4 outside notification area</p> <p><u>As of June 18, 2021:</u></p> <p>In Favor – 0 inside notification area – 0 outside notification area</p> <p>In Opposition – 0 inside notification area – 0 outside notification area</p> <p>Totaling 0.00% of the land within the 200-foot notification area in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition.</p>
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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: 0621-04
ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	HN	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
RM-4	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-7F	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
CE	Extensive 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

4 Owners within 200' listed on attached ownership table

O *Owners
in favor*

X Owners
in opposition



Sources: Esri, HERE, Garmin, Intermap, INCREMENT P, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Taiwan), NGCC, (c) OpenStreetMap contributors, Imagery © Mapbox

Planned unit development for Las Casitas del Mar

*4606 Gulfbreeze Blvd, Corpus
Christi, Texas*

*Owned by Date Tree Holdings LLC, 1 Virginia Hills Dr., Corpus Christi, TX 78414
developed by Awsumb Associates, Gordon S Awsumb President, 1 Virginia Hills Dr., Corpus
Christi, TX 78414 phone 612-685-2210*



*By Dolphin Park
Parque Delfin*



*An EnergyStar® Rated
Net-Zero Carbon®
Development*

Of the proposed planned unit development (PUD) of [Las Casitas del Mar](#) consisting of the three residential lots containing 19,500 square feet of land with the total dimension of 150 feet of frontage on Gulf breeze Boulevard and 130 feet of depth to the alley at the back of the site.

Our PUD proposed is a 10-building townhouse development containing 14 units. In accordance with 4.4.B Of the Unified Development Code, (UDC) City of Corpus Christi, pages 21-22, our project meets the purpose of townhome development infill.

This use is consistent with the neighborhood. Immediately adjacent to the back of the site is high density 6 story residential use of the Beach Place (40 units) condominiums. Immediately across the street at 4601 Gulfbreeze Boulevard is another townhouse development which had received the similar setback, density, lot size and access standard approvals that we are seeking.

The proposed master site plan(s) of the parking ground-level and second-level attached as PDFs for 4606 Gulf Breeze Blvd. shows buildings one through six as three-bedroom 2 level townhomes 16 feet wide by 44 feet long. The interior living areas are 16 feet wide by 36 feet long. The first level of the building will be approximately 12 feet above finished grade and have an 8' x 16' wide outdoor deck from which the unit will be accessed. Two units shall be constructed with a connecting deck and stairway which has an area planned for an ADA lift from the parking area under the units. An interior stair leads to the second level.

Buildings seven through ten will be 2 side-by-side duplex units on two levels. They will contain two one-bedroom units per duplex for a total of eight one-bedroom units. Since they have an adjacent party wall, they will have a zero- lot line on that party wall.

This is an exception to the standards needing approval as a variance in the PUD.

They will contain 16' x 36' of interior living area with an adjacent outside deck of 8' x 16' from which the units will be accessed on the second floor above the grade level.

The third level units will have access from an interior stairway on the second level of the outside deck. An outdoor elevator is planned to access the second and third level decks.

According to table 4.4.3.B Multifamily Zoning Districts of the City of Corpus Christi Unified Development (UDC) Code, page 24, the maximum density

per acre for RM-AT North Beach is 18 units. Our development proposes 10 buildings with 14 units. That exceeds the maximum calculation for the site which would be 8.06 units.

Therefore, we seek approval for the extra density.

This request is consistent with the extra density allowed across the street at 4601 Gulf Breeze Blvd. townhome development and the extra density of the Breakers condominium directly behind our property.

Continuing with 4.4.3. B, UDC, the open space requirement is shown at 25%, We believe we reach that requirement as follows: section 4.201 allows calculation of open space to include 5% of impervious surface open areas. The pool area shown on the master plans is 28' x 42'. 5% of that would yield 1176 square feet allowed to be added to the 4114 square feet of landscape open area shown on the master plan. Those combined would total 5290 square feet or 27% of the 19,500 square feet of the site.

Since the pool area shows an encroachment on the 20-foot front Street setback that is an additional variance we seek from the code.

If that is denied, the impervious area allowed for inclusion in the calculation of open area would be 1036 square feet plus the 4114 square feet of landscape open area, totaling 5150 square feet or 26% of the 19,500 square feet of the site.

Our master site plan shows we comply with the minimum lot width of table 4.4.3.B Multifamily Zoning Districts on page 25 Unified Development Code. We also comply with the minimum lot area. However, my interpretation is that applies to the entire site. Since this will be created as a townhome project with individual lots, those lots are less than the standard set forth on page 24 of the UDC which applies to the Townhome District. I do not believe that is applicable.

The lots when platted will be slightly larger than the unit's footprint except at the zero-lot line of the duplexes. If a variance is required for this under the PUD, we hereby request it.

Continuing on that table of the UDC on page 25, we have a 20-foot setback from Gulfbreeze Boulevard which meets the requirement. We have an additional 5-foot setback facing the street which is green space except for a stairway accessing decks.

The side setback requirement appears to be 10 feet, however, our side setback proposed is 5 feet from the property line. This is also consistent with the townhome development at 4601 Gulf Breeze Blvd. It is necessary

to achieve the density needed but does not pose an undue burden on adjacent property owners as the front of the units do not face the side property lines.

Thus, we request the 5, foot side yard setback as a variance if needed. The height of our buildings will be under 35 feet except for protrusions for antennas, solar panels plumbing stacks all as anticipated to be allowed under section 4.28.B of the UDC.

The height of the Beach Place condominiums across the alley from our site is six levels in excess of 60 feet. The rear setback appears to require a 10-foot separation; however, a 20-foot public right-of-way alley is at the back of the property line separating the development from the Breakers condominiums.

Thus, we show a 5-foot setback from the alley with access to the alley for exiting the parking under the units. This is requested to increase the density and minimize the risk of developing on North Beach.

A note to the issue of the 20-foot alley is that survey stakes of my property line at the alley are 17 feet from the wooden fence separating Beach Place condominiums from the alley. So, there may be an encroachment on the alley by Beach Place.

The minimum building separation shown on the UDC table 4.4.3.B is 10 feet. The building separation shown between buildings 2 & 3, 4 & 5 is 10 feet.

The building separation between buildings 1&2,3&4,5&6 is 8 feet. This separation is allowed by building code. The buildings as shown have no eave overhangs. The buildings will be sprinklered according to building code including indoor wet systems and outdoor dry systems.

Therefore, we request the variance to building separation will meet the density needed for the risk associated with the development on North Beach.

The UDC section 4.3.5.E site plan review requirements are covered in the information provided on the master site plan(s), S1, S2 and S3. There are also labeled by use on the PDF attachments. The PDF attachment "4606 Gulf breeze elevations" are provided. However, those are to be revised in accordance with the master site plans if approved. They demonstrate the proportion of the buildings.

On the master site plans, lot lines, location of buildings and setbacks are shown as discussed above. The landscaping area is indicated within the

setback area and will be further designed according to code, with particular emphasis to highlight the development. The pool area recreational facility, signage and parking as provided is shown.

In the 10 buildings there is 11,520 square feet of total building area. Six buildings contain over 1000 square feet and require 1.5 parking spaces per unit or nine spaces.

Two spaces for each of those units is provided totaling 12 spaces.

Eight of the units are under 1000 square feet requiring 1.25 parking spaces per unit or 8 spaces. 10 spaces are provided.

One guest parking space for each five units is required by code for a total of 3 guest spaces required. Six guest spaces are provided. Two guest spaces are provided within the driveway access of the site. Four of the guest spaces are provided along the street within the 20-foot setback.

If a variance for this on street parking is required, we hereby request it.

The height of roof peaks will be under 35 feet however that is not indicated on the plans. The exact elevation dimensions are not indicated on the plans yet.

