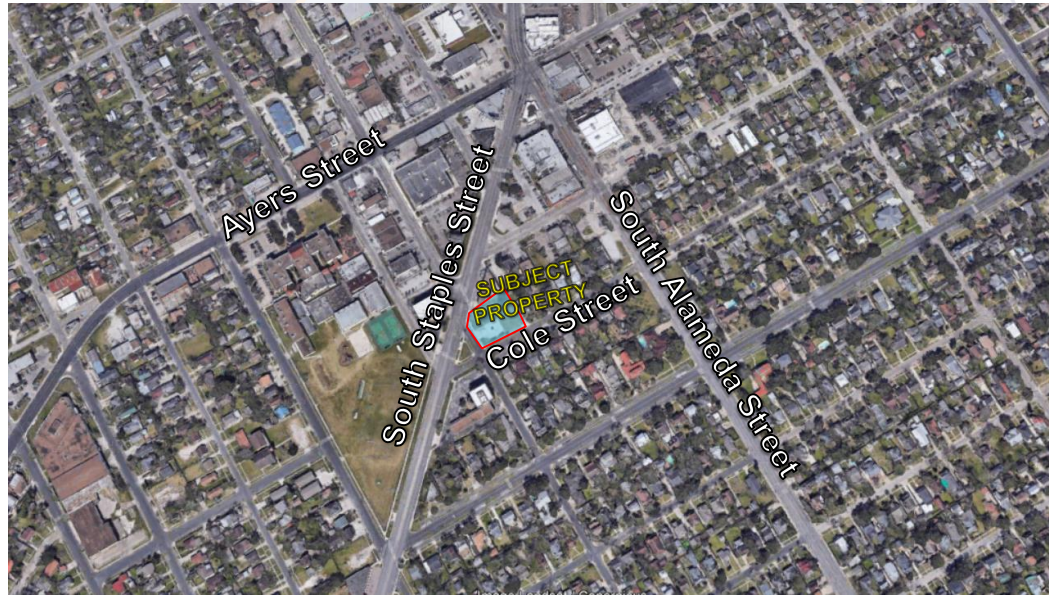


Zoning Case #0721-01

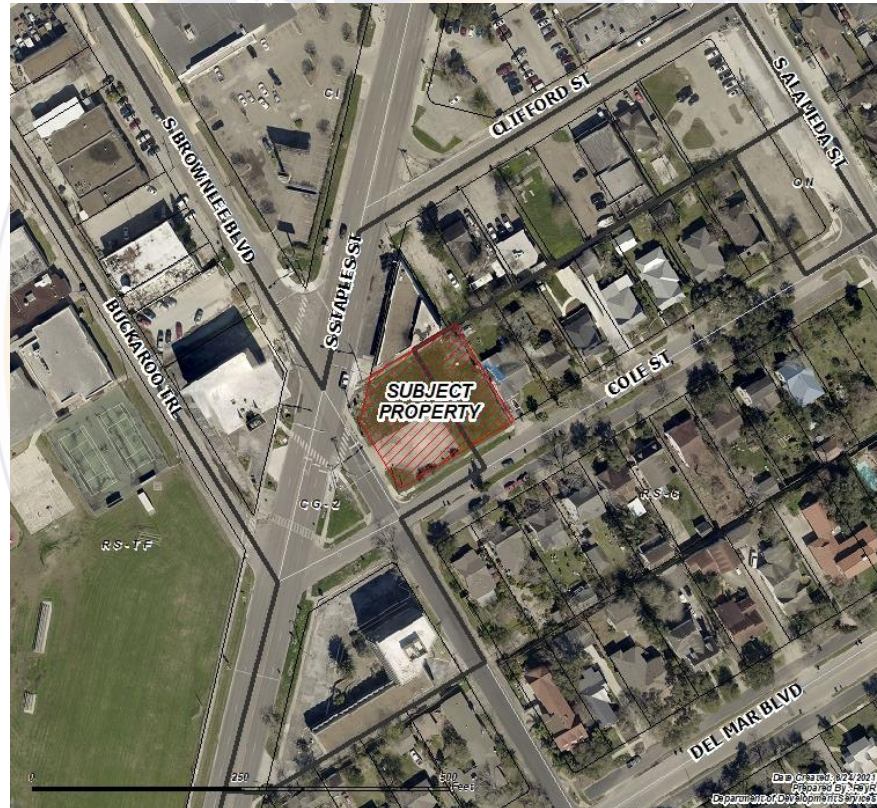
Southern Builders Co, LLC

**Rezoning for a Property at 548 Cole Street
From “CG-2” and “RS-6” To “RS-TH/PUD”**

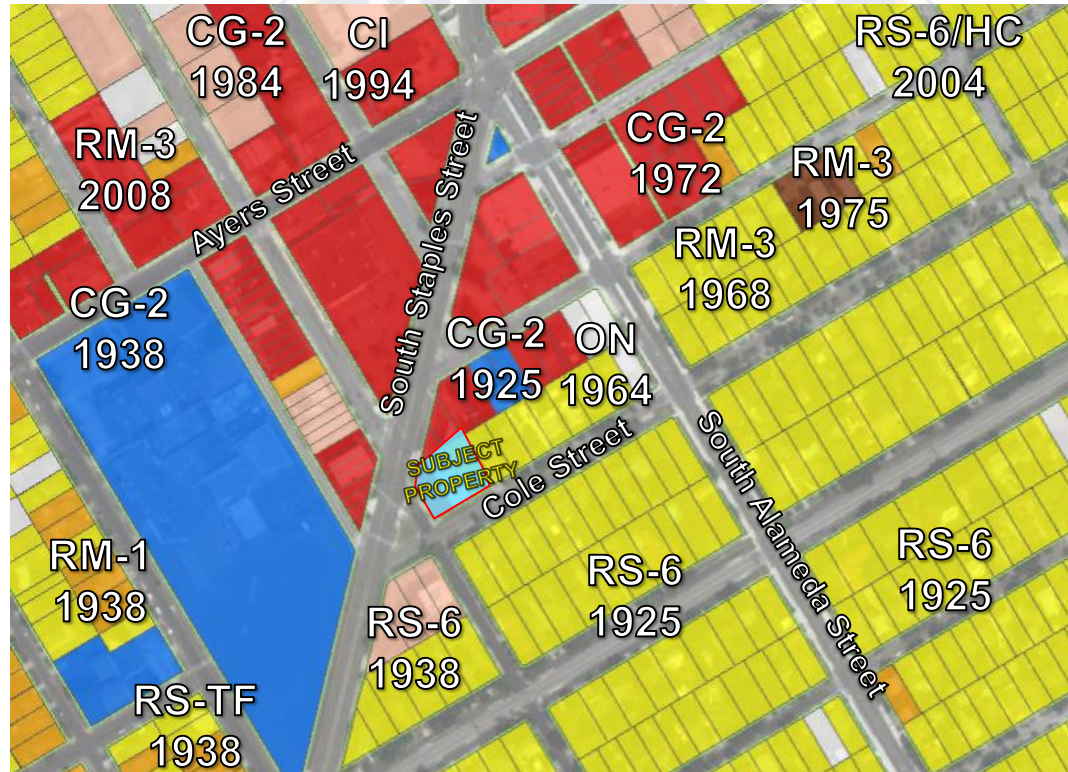


City Council
October 12, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



Public Notification

22 Notices mailed inside 200' buffer
2 Notices mailed outside 200' buffer

Notification Area

Opposed: 2 (4.79%)
Separate Opposed Owners: 2



In Favor: 1 (3.09%)



*Notified property owner's land in square feet / Total square footage of all property in the notification area =
Percentage of public opposition*

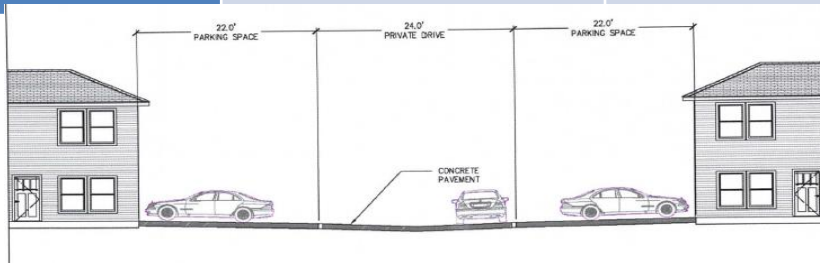


PUD Deviations

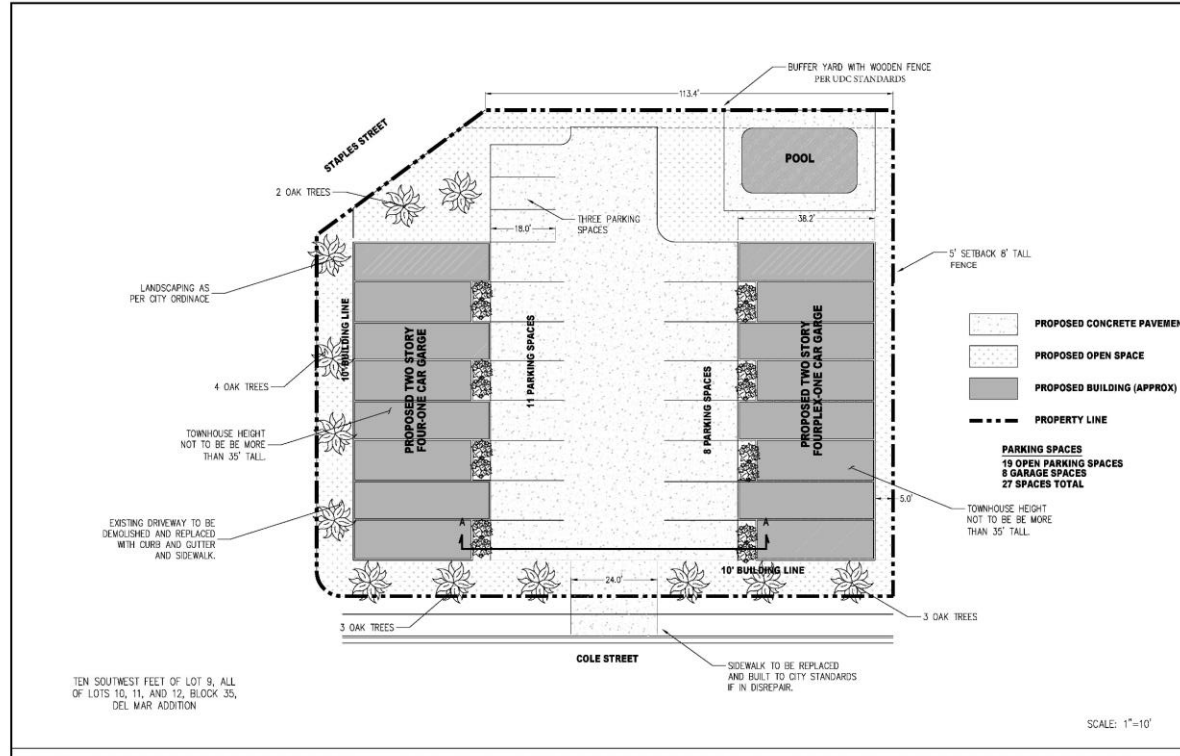
Minimum Dimensions	“RS-TH” District Standards	Proposed PUD (TRC Reviewed)	Deviation
Lot Area	1,600 sf.	1,100 sf.	<u>Yes</u>
Minimum Lot Width	16 ft.	16 ft.	No
Street Yard	10 ft.	10 ft.	No
Street Yard (Corner)	10 ft.	10 ft.	No
Side Yard	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	No
Buffer Yard	5ft. and fence	5ft. and fence	No

PUD Deviations cont.

Minimum Dimensions	“RS-TH” District Standards	Proposed PUD (TRC Reviewed)	Deviation
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)	No
Sidewalks on perimeter streets	5 ft. both sides	5 ft. on one side (existing)	No
Internal Drive Width	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6 in. curb & gutter	No internal curb along drive and 6 in. curb & gutter is required on surrounding streets	<u>Yes</u>
Rental Time	Minimum 30-day rentals	Short Term Allowed	<u>Yes</u>



Master Site Plan



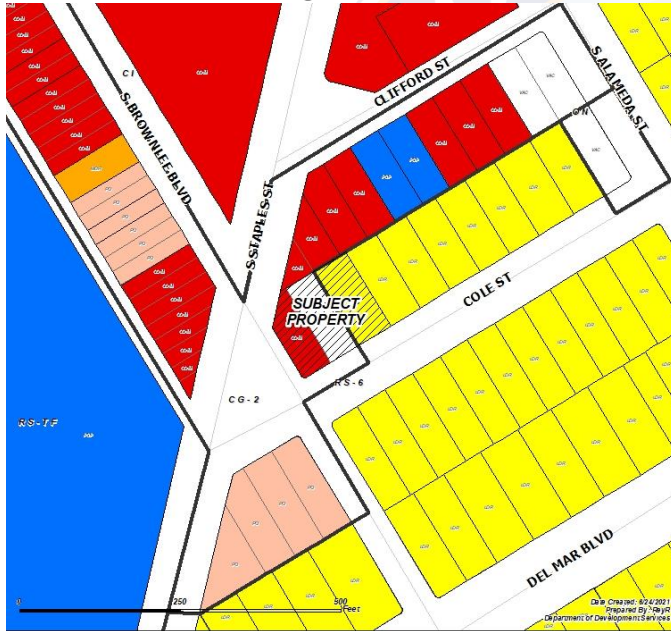
Planning Commission and Staff Recommendation

Approval with conditions:

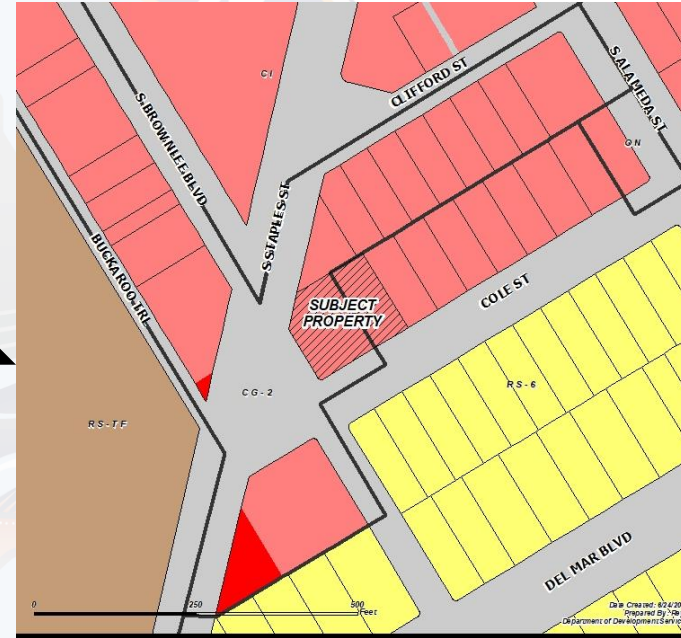
1. **Planned Unit Development Guidelines and Master Site Plan:** Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the Property in accordance with Del Mar Townhomes Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
2. **Pedestrian Access:** Sidewalk abutting the property along Cole Street, South Brownlee Boulevard, and South Staples Street shall be rebuilt to city of Corpus Christi Engineering Standards if in disrepair.
3. **Solid Waste:** The solid waste collection point must be easily accessible by city personnel by a solid waste vehicle.
4. **Landscape:** The vehicular use area shall be screened by landscaping in accordance with Section 7.3.11 of the UDC.
5. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
6. **Time Limit:** An approved development plan shall expire 12 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.

Land Use

Existing Land Use



Future Land Use



- | | | |
|-------------------------|--------------------------|---------------------|
| Vacant | Med. Density Residential | Commercial |
| Low Density Residential | Professional Office | Public/ Semi-Public |

- | | | |
|--------------------------|--------------------------|-----------|
| Low Density Residential | Commercial | Mixed Use |
| High Density Residential | Med. Density Residential | |

Utilities



Water:
6-inch C900



Wastewater:
8-inch PVC



Gas:
4-inch Service Line



Storm Water:
21-inch and 18-inch
RCP Lines

Elevations



AREA CALCULATIONS:
1ST FLOOR LIVING AREA 557 SQUARE FEET
2ND FLOOR LIVING AREA 720 SQUARE FEET
TOTAL LIVING AREA 1,277 SQUARE FEET
GARAGE 221 SQUARE FEET

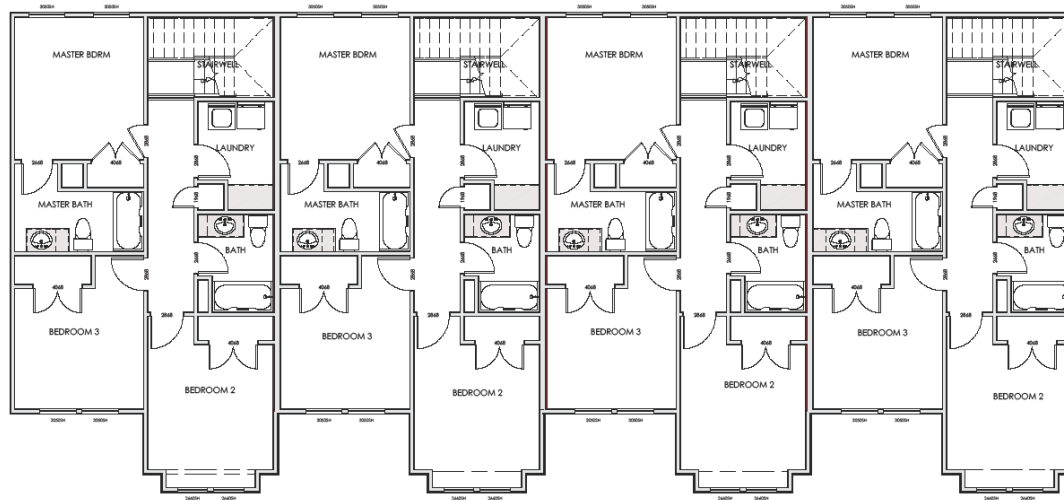
1st Story Floor Plan



COLE STREET P.U.D.
1ST FLOOR PLAN

AREA CALCULATIONS:
1ST FLOOR LIVING AREA 557 SQUARE FEET
2ND FLOOR LIVING AREA 726 SQUARE FEET
TOTAL LIVING AREA 1,277 SQUARE FEET
GARAGE 221 SQUARE FEET

2nd Story Floor Plan



COLE STREET P.U.D.
2ND FLOOR PLAN

AREA CALCULATIONS:
1ST FLOOR LIVING AREA 557 SQUARE FEET
2ND FLOOR LIVING AREA 720 SQUARE FEET
TOTAL LIVING AREA 1,277 SQUARE FEET
GARAGE 221 SQUARE FEET

Renderings

