

PLANNING COMMISSION FINAL REPORT

Case No. 0721-01

Planning Commission Hearing Date: July 7, 2021

Applicant & Legal Description	<p>Owner: Southern Builders Co, LLC Applicant: Christopher P. Montalvo Location Address: 548 Cole Street Legal Description: 20,782.67 square foot tract, being out of the west ten feet of Lot 9 and all of Lots 10,11, and 12. Block 35 of the Del Mar Addition, recorded in Volume 4, Pages 8-10 of the Map Records Nueces County, Texas, located along the east side of South Staples Street, north side of Cole Street, and south of Clifford Street.</p>			
Zoning Request	<p>From: "CG-2" General Commercial District and "RS-6" Single-Family 6 District To: "RS-TH/PUD" Townhouse District with a Planned Unit Development Area: 0.477 Acres Purpose of Request: To allow for the construction of a townhouse style development.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CG-2" General Commercial District and "RS-6" Single-Family 6 District	Vacant	Mixed-Use
	<i>North</i>	"CG-2" General Commercial District and "CI" Commercial Intensive District	Commercial	Mixed-Use
	<i>South</i>	"RS-6" Single-Family 6 District and "CG-2" General Commercial District	Low-Density Residential and Professional Office	Mixed-Use
	<i>East</i>	"RS-6" Single-Family 6 District	Low-Density Residential	Mixed-Use
	<i>West</i>	"RS-TF" Two Family District and "CG-2" General Commercial District	Commercial	Mixed-Use and Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for mixed-use. The proposed rezoning to the "RS-TH/PUD" Townhouse District with a Planned Unit Development is consistent with the adopted Comprehensive Plan (Plan CC). City Council District: 2 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 150 feet of street frontage along Cole Street which is designated as a Local Street, approximately 95 feet of street frontage along South Brownlee Boulevard which is also designated as a Local Residential, and approximately 60 feet of street frontage along South Staples Street which is designated as a “A1” Arterial street. According to the Urban Transportation Plan, “A1” Arterial Streets can convey a capacity between 15,000 and 24,000 Average Daily Trips (ADT), and “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
	Cole Street	Local Residential	50' ROW 28' paved	80' ROW 50' paved	Not Available
	South Brownlee Boulevard	Local Residential	50' ROW 28' paved	50' ROW 30' paved	Not Available
	South Staples Street	“A1” Arterial street	95' ROW 64' paved	100' ROW 60' paved	7979 ADT 2013

Staff Summary:

Development Plan: The subject property is 0.477 acres in size. The applicant is proposing a townhouse style development consisting of approximately 8 units. The Del Mar Townhomes, Planned Unit Development, will utilize existing public roadways and sidewalks for access. Access to the townhomes will be granted through an internal 24-foot-wide drive. Amenities include open space and a pool. Additional information may be found in the PUD documents.

Minimum Dimensions	“RS-TH” District Standards	Proposed PUD (TRC Reviewed)	Deviation
Lot Area	1,600 sf.	1,400 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
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1/ unit (2 bedroom) 1/4 units (guests)	<u>Yes</u>
Sidewalks along 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>

Existing Land Uses & Zoning: The subject property is currently zoned “CG-2” General Commercial District and “RS-6” Single-Family 6 District and consists of recently vacant land. To the north is a mixed-use district with commercial uses, parking lots, and residential homes zoned as “CG-2” General Commercial District and “CI” Commercial Intensive District. To the south are single-family residential homes and an office building zoned “RS-6” Single-Family 6 District and “CG-2” General Commercial District. To the east are single-family residential homes zoned “RS-6” Single-Family 6 District. To the west are commercial uses, and by Wynn Seale Junior High/ Metro Elementary School of Design and zoned a “RS-TF” Two-Family District and “CG-2” General Commercial 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 not platted.

Utilities:

Water: 6-inch C900 line located at Cole Street.

Wastewater: 8-inch PVC line located at Cole Street

Gas: 4-inch Service Line located at South Brownlee Boulevard.

Storm Water: 21-inch and 18-inch RCP along South Brownlee Boulevard and Cole Street respectively.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for mixed-use development. The proposed rezoning to the “RS-TH/PUD” Townhouse District with a Planned Unit Development is consistent with the adopted Comprehensive Plan (Plan CC) and does not warrant an amendment to the Future Land Use Map. The following policies should be considered:

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods. (Housing and Neighborhoods Policy Statement 7).
- Encourage the protection and enhancement of residential neighborhoods. (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 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 adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- The property is designated as per the future land use as mixed-use. As per Plan CC, there is no maximum density for mixed-use area. This adds to the character of the neighborhood and helps establish an “urban village” which is an intention of Plan CC.
- Technical Review Committee’s only comments came from the Fire Department, including, but not limited to these Requirements: will include 2-hour fire separation between units, sprinklers in units with three stories, the access drive to the townhomes shall be built as to support the imposed load of fire apparatus weighing at least 75,000 lbs., and a “No Parking Fire-Lane” shall be provided.

Staff Recommendation:

Approval of the change of zoning from the “CG-2” General Commercial District and “RS-6” Single-Family 6 District to the “RS-TH/PUD” Townhouse District with a 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 The Del Mar Townhomes (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.

Public Notification	<p>Number of Notices Mailed – 22 within 200-foot notification area 2 outside notification area</p> <p><u>As of July 22, 2021:</u></p> <p>In Favor – 1 inside notification area – 0 outside notification area</p> <p>In Opposition – 2 inside notification area – 8 outside notification area</p> <p>Totaling 4.79% of the land within the 200-foot notification area in opposition. *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. Public Comments Received (if any)



CASE: 0721-01
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-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 Burliest Park	

Subject Property within 200' buffer
 Owners in favor
 Owners in opposition
4 Owners within 200' listed on attached ownership table



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

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PUBLIC HEARING NOTICE
Rezoning Case No. 0721-01**

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Located at or near 548 Cole Street and described as being the south 19,219. 90 sq. ft. tract. being out of the west ten feet of Lot 9 and all of Lots 10, 11, and 12, Block 35, Del Mar Addition, recorded in Volume 4, Pages 8-10 of the Map Records Nueces County, Texas, located along the east side of South Staples Street, north side of Cole Street, and south of Clifford Street.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, July 7, 2021**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: TARA SANDOVAL / Thomas Kreuter
Address: 524 Cole Street City/State: CC, TX 78404
☒ IN FAVOR () IN OPPOSITION Phone: 281-384-4510

REASON:

Corpus Needs revitalization. New modern construction will help with that.

Tara Sandoval
Signature

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Printed Name: STEWART STRAYER

Address: 1736 S Staples St. City/State: CC, TX 78404

☒ IN FAVOR () IN OPPOSITION

Phone: 361-947-3965

REASON:

Stewart W. Strayer
Signature

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Printed Name: Josephine Herro

Address: 501 Del Mar

City/State: CORPUS CHRISTI, TX 78401

() IN FAVOR

☒ IN OPPOSITION

Phone: 361-882-8557

REASON:

See attached letter

Josephine Herro
Signature

JOSEEPHINE HERRO

501 DEL MAR BLVD

CORPUS CHRISTI, TEXAS 78404

361-882-8557

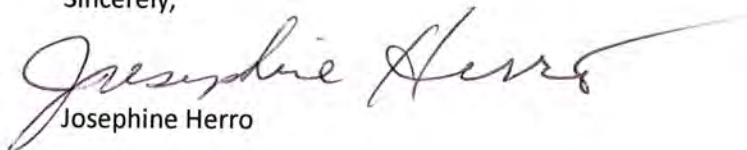
JULY 6,2021

RE: REZONING CASE NO. 0721-01

Dear City Planning Commission:

I am in opposition to this zoning change. Although this may bring future business to the area for Six Points it is not a choice I can make right now. I foresee increase traffic in this area. I live in a residential area and would like to keep this area for residential. I would like to know how many of these type of PLANNED UNIT DEVELOPMENT(PUD) are in our Corpus Christi community right now and are they selling well.

Sincerely,



Josephine Herro

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Printed Name: Patrick J. McGuire

Address: 555 Del Mar Blvd. City/State: Corpus Christi, TX.

() IN FAVOR (X) IN OPPOSITION

Phone: 361-946-8512

REASON: Density and congestion problems concerning parking and noise.
Lack of notice concerning possible zoning implications
LOSS OF SINGLE FAMILY ZONING!

Patrick J. McGuire
Signature



CASE: 0721-01
SUBJECT PROPERTY WITH ZONING



RS-1 Single-Family 1	IC Light Industrial
RS-2 Single-Family 2	RI Heavy Industrial
RS-3 Single-Family 3	PUD Planned Unit Development
CU Community Office	RS-10 Single-Family 10
RS-17 Single-Family AT	RS-8 Single-Family 8
CS-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CS-2 Neighborhood Commercial	RS-17 Two-Family
CS-11 Neighborhood Commercial	RS-15 Single-Family 15
CS-21 Neighborhood Commercial	RI Residential Medium Density
CS-3 General Commercial	RS-211 Townhomes
CS-4 General Commercial	SP Special Purpose
CS-5 General Commercial	RV Recreational Vehicle Park
CS-6 General Commercial	MH Manufactured Home
CS-7 General Commercial	
CS-8 General Commercial	
PS Public Facility	
W Warehouse/Wholesale	
W Warehouse/Wholesale	
W Warehouse/Wholesale	



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Printed Name: DAVID & ROXANA BENAVIDES

Address: 542 DEL MAR BLVD

City/State: CORPUS CHRISTI, TEXAS

(☒) IN FAVOR (☐) IN OPPOSITION

Phone: 361-992-3650

REASON:

1. HOUSING DENSITY IS EXCEEDED
2. PROPERTY VALUES GO DOWN
- 3 - 8 → SEE ATTACHED PAGE

David Benavides / Roxana Benavides
Signature

The Reasons against zoning changes. (There are too many reasons to fit in the small area on the form).

1-Housing **density** is exceeded

2-**Property values** goes down

3-**AirBNB** bring a different kind of people a revolving door every 2 days

4-There would not be enough **parking**

5-A **nonresident** is doing this zoning change and project

6-**Traffic / noise** on such small streets

7-Del Mar has been a prestigious **single family** housing neighborhood since the 1920's

8-Surfside has reminded us that **building codes and rules** need to be followed forever

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Located at or near 548 Cole Street and described as being the south 19,219. 90 sq. ft. tract. being out of the west ten feet of Lot 9 and all of Lots 10, 11, and 12, Block 35, Del Mar Addition, recorded in Volume 4, Pages 8-10 of the Map Records Nueces County, Texas, located along the east side of South Staples Street, north side of Cole Street, and south of Clifford Street.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, July 7, 2021**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Dorothy Spann

Address: 504 Del Mar Blvd

City/State: CC Texas

() IN FAVOR (☒) IN OPPOSITION

Phone: 361-288-6055

REASON:

↓ property values
↓ property uses
↓ building codes
↓ airbnb problems

LOSS OF SINGLE FAMILY ZONING

Signature Dorothy Spann

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0721-01**

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Printed Name: Irma C. Woods

Address: 505 Del Mar Blvd.

City/State: Corpus Christi, TX 78404

☐ IN FAVOR ☒ IN OPPOSITION

Phone: 361-882-4447

REASON:

- Increased traffic - dangerous for children
- Kensiety
- Potential problematic renters
- Increased noise
- Not enough transparency
- Unknown information

Irma C Woods
Signature

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Printed Name: Maria Dechoa-Vong

Address: 509 Del Mar Blvd City/State: CC. Texas

() IN FAVOR (X) IN OPPOSITION

Phone: 361 885-0600

REASON: Zoning Change
Property Values

Maria Dechoa
Signature



Texas GeoTech

LAND SURVEYING, INC.

EXHIBIT "A"

Being the south **20782.67 sq. ft. tract**, being out of the west ten feet of Lot 9 and all of Lots 10, 11 and 12, Block 35 of the Del Mar Addition, recorded in Volume 4, Pages 8-10 of the Map Records Nueces County, Texas, being more particularly described as follows;

BEGINNING on the east right of way line of Staples Street, same being the northwest corner of said Lot 12, same being the northwest corner of this tract;

THENCE N 58° 54' 00" E with the north line of said Lots 12, 11, 10 and 9, a distance of 113.35 feet to a point for the north corner of this tract;

THENCE S 31° 06' 00" E being ten feet parallel to the west line of Lot 9, a distance of 135.00 feet to a point of the north right of way line of Cole Street, same being the most easterly corner of this tract;

THENCE S 58° 54' 00" W with the north right of way line of said Cole Street and with the south line of said Lots 9, 10, 11 and 12, a distance of 153.00 feet to a point of curvature to the right, same being a corner of this tract;

THENCE with the curve to the right having a radius of 7.00 feet, an arc length of 11.00 feet, a chord distance of 9.90 feet, a chord bearing of N 76° 06' 00" W and delta angle of 90° 00' 00", said point being a corner of this tract;

THENCE N 31° 06' 00" W a distance of 93.41 feet to a point on the east right of way line of said Staples Street, same being the southwest corner of this tract;

THENCE N 22° 20' 38" E with the east right of way line of said Staples Street, a distance of 58.25 feet to **POINT OF BEGINNING** and containing **20782.67 sq. ft.** more or less.

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT RE-PRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS. MAY 27, 2021.

MAY 27, 2021
210427.doc



Jarrel L. Moore
Jarrel L. Moore
Registered Professional Land Surveyor
License Number 4854

STAPLES STREET (100' R.O.W.)

LOT 9

LOT 9

FND. 5/8" I.R.

113.35'

5' U.E.

5' U.E.

N58°54'00"E

S31°06'00"E

LOT 9

BLOCK 35

FND. 5/8" I.R.

N22°20'38"E

58.25'

20782.67 Sq.ft. LOT 10

LOT 11

135.00'

FND. 5/8" I.R.

N31°06'00"W

10' B.L.

LOT 12

10.00'

FND. 5/8" I.R.

93.41'

30' B.L.

50.00'

153.00'

43.00'

S58°54'00"W

COLE STREET (60' R.O.W.)

FND. 5/8" I.R.

FND. 5/8" I.R.

r=7.00'
d=11.00'
cd=9.90'
cb=N76°06'00"W
d=90°00'00"

PLAT OF:

Being a total of 20782.67 sq. ft., made up of the ten southwest feet of Lot 9, all of Lots 10, 11 and 12, Block 35 of the Del Mar Addition, as recorded in Volume 4, Pages 8-10 Map Records of Nueces County, Texas


I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS THIS THE 27TH DAY OF APRIL, 2021

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 TEXAS SOUTH TEXA ZONE.

TEXAS GEO TECH LAND SURVEYING, INC

6330 SARATOGA BLVD. SUITE C
Corpus Christi, TX 78414
(361) 993-0808 Fax (361) 993-2955

DATE:	04/27/20210	DRAWN:	RC
SCALE:	1" = 30'	JOB NUMBER:	210324
APPROVED:	JLM	SURVEY:	JN & GC


JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 4854



Del Mar Townhomes, P. U. D.
Cole and Brownlee Corpus Christi, Texas 78404

EXHIBIT B

Owner / Developer
Southern Builders co, LLC
5702 S Staples Ste E-1, Corpus Christi, Texas 78413

Prepared by Chris Montalvo, Developer
5702 S Staples ste E-1, Corpus Christi, Texas 78413
361-765-1725 Chris@corpuschris.com

Sept 1, 2021

Del Mar townhomes, P. U. D.
Cole & Brownlee
Corpus Christi, Texas 78404

Development Description:

Delmar townhomes, P.U.D. is a proposed townhome community that will include 8 residential units on 0.477 Acres of land for a density of 17 Units per Acre. The proposed community will be a redevelopment of 0.477 Acres out of Lots 10,11,12 w10' of Lt 9, block 35, of the Del Mar Addition, recorded in Volume 4, Pages 8-10 of the Map Records Nueces County, Texas The redevelopment will utilize existing public roadways and, sidewalks for access. This development will complement existing developments in the area.



LOCATION MAP

Development Standards per City of Corpus Christi Unified Development Code

Minimum Site Area	20782.67 sf
Shared Parking (Townhouse)	1,600 sf
Minimum Dwelling Width (Shared Parking)	16 ft
Minimum Street Yard	10 ft
Minimum Street Yard (Corner)	10 ft
Minimum Side Yard	0 ft
Minimum Side Yard (Total)	0 ft
Minimum Rear Yard	5 ft
Minimum Building Separation	10 ft
Minimum Open Space	30%
Required Parking	1.5 per 1 bedroom
	2 per 2 bedroom and above
Curb Type	6" Curb and Gutter
Sidewalks	5 ft on each side
Paved Street Width	28 ft

PUD Requirements

Minimum Site Area	-20,000 sf	(80,281 provided)
Shared Parking (Townhouse)		1,400 sf
Minimum Dwelling Width (Shared Parking)		16 ft
Minimum Street Yard		10 ft
Minimum Street Yard (Corner)		10 ft
Minimum Side Yard		0 ft
Minimum Side Yard (Total)		0 ft
Minimum Rear Yard		5 ft
Minimum Building Separation		10 ft
Minimum Open Space		33%
Required Parking	1 per 2 bedroom and above	
	1 for every 4 units (guests)	
Curb Type	6" Curb and Gutter	
Sidewalks	5 ft on East side	
Paved Street Width	25 ft	

(Note: Lot 13 is a common area lot, not a residential lot.)

Use	Single Family Residential (Townhomes)
Lot Area	Minimum 3,500 sf
Lot Width	35 ft Minimum

Yard Requirements:

Street	18 ft
Garage Door	20 ft
Street Corner	10 ft
Side yard	0 ft
Maximum building height:	None
Minimum building spacing:	0 ft
Parking requirements per unit:	
1 per two bedroom and above	16 required
Additional parking rear	3 required
Total provided	19 provided

Maintenance: Home Owners Association

Allowed Improvements:

Residential structures, support structures including decks, porches, patios, pavement, fencing, landscaping, etc.

Placement of Improvements:

Within the limits of individual lots and setbacks and outside of easements with the exception of fences, paving and landscaping.

For Common Area Lots

Use:

Non-residential structures for enjoyment and benefit of Del Mar townhome

P.U.D.

Lot Area N/A

Lot Width N/A

Yard Requirements:

Street: N/A

Street Corner: N/A

Side Yard: N/A

Maximum building height: None

Minimum building spacing:

Per the International Building Code

Parking Requirement: 0 Spaces

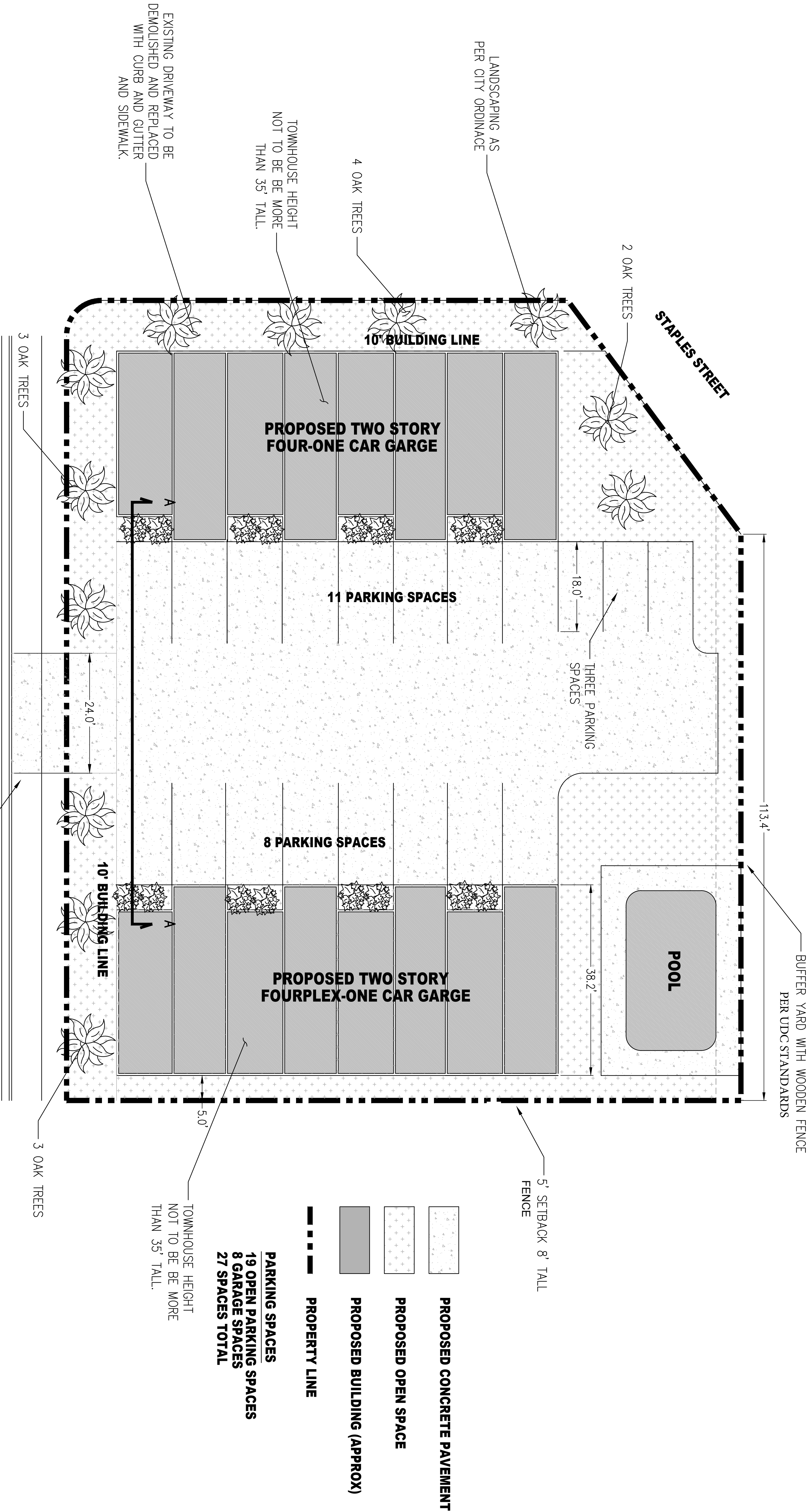
Maintenance: Home Owners Association

Allowed Improvements:

Community structures / amenities including decks, porches, patios, pavement, fencing, landscaping, central mailboxes, play structures, swimming pools, gazebos, etc.

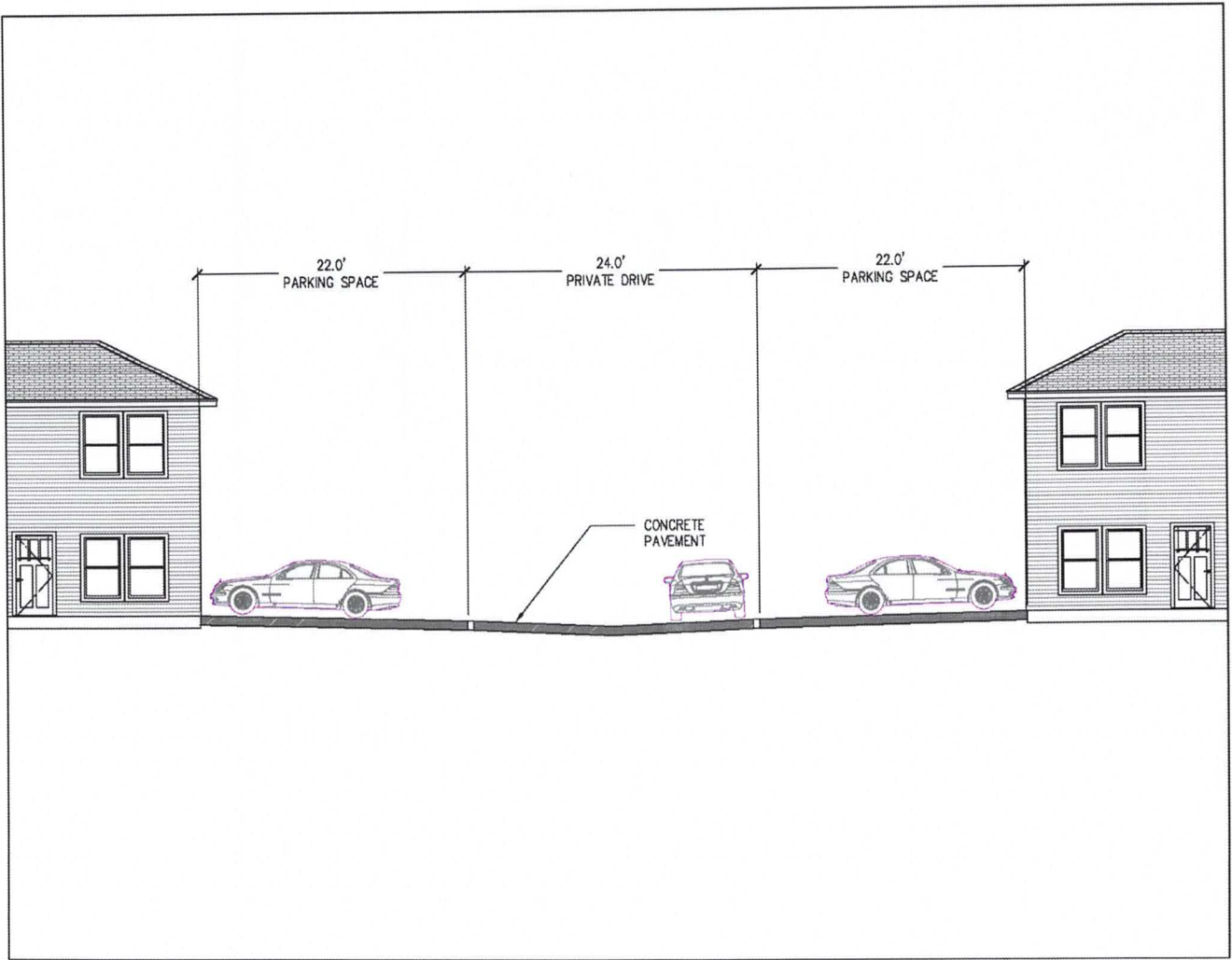
Placement of Improvements:

Within the limits of individual lots and setbacks and outside of easements with the exception of fences, paving and landscaping. 8' foot privacy trellis



TEN SOUTHWEST FEET OF LOT 9, ALL OF LOTS 10, 11, AND 12, BLOCK 35, DEL MAR ADDITION

SCALE: 1"=10'



CROSS SECTION