

PLANNING COMMISSION FINAL REPORT

Case No. 1213-04
 HTE No. 13-10000040

Planning Commission Hearing Date: December 18, 2013

Applicant & Legal Description	<p>Applicant/Owner: D&E Development Corporation Representative: Russell McDaris Legal Description/Location: Being a 9.79-acre tract of land out of Lots 5 and 6, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Saratoga Boulevard (SH 357) and approximately 1,300 feet east of Airline Road.</p>
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Zoning Request	<p>Total Area of Request: 9.79 acres</p> <p><u>Tract A (5.10 acres)</u> From: "RS-TF" Two-Family District To: "RM-1" Multifamily 1 District</p> <p><u>Tract B (3.85 acres)</u> From: "RS-TF" Two-Family District and "RM-3" Multifamily 3 District To: "ON" Office District</p> <p><u>Tract C (0.84 acres)</u> From: "RM-3" Multifamily 3 District To: "CG-2" General Commercial District</p> <p><u>Purpose of Request:</u> To allow construction of multifamily, office and commercial uses.</p>
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Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-TF" Two-Family & "RM-3" Multifamily 3	Vacant	Commercial
	<i>North</i>	"CG-2" General Commercial & "RM-3" Multifamily 3	Vacant	Commercial
	<i>South</i>	"RS-6" Single-Family 6	Drainage Ditch & Low Density Residential	Drainage Ditch & Low Density Residential
	<i>East</i>	"IL" Light Industrial & "RM-3" Multifamily 3	Vacant & Drainage Ditch	Drainage Ditch, Commercial Medium & Density Residential
	<i>West</i>	"CG-2" General Commercial & "ON" Office District	Vacant	Commercial

ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the “RM-1” Multifamily 1 District and “ON” Office District is not consistent with the adopted Future Land Use Plan, which designates Tracts A and B for commercial uses. The “CG-2” District, however, allows apartment and office uses. The rezoning of Tract C to the “CG-2” General Commercial District is consistent with the Future Land Use Plan, which designates Tract C for commercial uses.</p> <p>Map No.: 041032 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has 94 feet of street frontage along Saratoga Boulevard, which is an “A3” Primary-Arterial Divided roadway. When the subject property is developed in conjunction with the abutting 10 acres to the north, the proposed apartment complex will have a total street frontage of 561 feet along Saratoga Boulevard (SH 357). Higher intensity uses, such as the multifamily and commercial uses proposed, should be located on arterial roadways, such as Saratoga Boulevard and Airline Road. Arterial roadways are designed to carry high volumes of traffic.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2009)
	Saratoga Blvd.	“A3” Primary-Arterial Divided	130’ ROW 79’ paved	120’ ROW ≈ 60’ paved	11,911 ADT

Staff Summary:

Requested Zoning: On Tract A, the applicant is requesting a rezoning from the “RS-TF” Two-Family District to the “RM-1 Multifamily 1 District on 5.10 acres. Tract A will be developed in conjunction with the abutting 9.50-acre tract of land to the north with an apartment complex. The 9.50-acre tract is not part of this rezoning because it is already zoned “RM-3” Multifamily 3 District. On Tract B, the applicant is requesting a rezoning from “RS-TF” Two-Family District and the “RM-3” Multifamily 3 District to the “ON” Office District on 3.85 acres. On Tract C, the applicant is requesting a rezoning from the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District on 0.84 acres. The applicant is rezoning Tracts B and C for the current landowner’s future use and for consistency with the adjacent zoning districts to the west. The current landowner also owns the remaining acreage between the subject property and Airline Road.

Applicant's Development Plan:

Tract A – The applicant proposes to develop a gated apartment complex containing 304 dwelling units. Tract A will be developed in conjunction with the 9.50 acres to the north, which are already zoned for apartment uses. Once developed, the apartment complex will have a total of 561 feet of street frontage on Saratoga Boulevard (SH 357) with no access to other streets. The tallest building with the proposed apartment complex will be 42 feet high and total building livable square feet will be approximately 288,000.

Tract B – The current landowner plans to develop Tract B, which is 3.85 acres, with office uses independent of the apartment complex. Tract B would be developed in conjunction with the vacant land to the west, which is zoned “ON” Office District and owned by the current landowner of Tract B.

Tract C – The current landowner plans to develop Tract C, which is 0.84 acres, with commercial uses independent of the apartment complex. Tract C would be developed in conjunction with the vacant land to the west, which is zoned “CG-2” General Commercial District and owned by the current landowner of Tract C.

Existing Land Uses & Zoning: North of the subject property is vacant land zoned “CG-2” General Commercial District and “RM-3” Multifamily 3 District. East of Tract A across the 95-foot wide drainage ditch is vacant land zoned “IL” Light Industrial District. East of Tracts B and C is vacant land zoned “RM-3” Multifamily 3 District. South of the subject property and across the 80-foot wide drainage ditch is a single-family neighborhood zoned “RS-6” Single-Family 6 District. West of the subject property is vacant land zoned “CG-2” General Commercial District and “ON” Office District

AICUZ: The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the “RM-1” Multifamily 1 District and “ON” Office District on Tracts A and B respectively is not consistent with the adopted Future Land Use Plan, which designates Tracts A and B for commercial uses. Apartment and office uses are allowed, however, in a Commercial zoning district such as “CG-2” General Commercial District. The rezoning of Tract C to the “CG-2” General Commercial District is consistent with the Future Land Use Plan, which designates Tract C for commercial uses.

Plat Status: Not platted.

Department Comments:

- Although inconsistent with the adopted Future Land Use Plan, the proposed change of zoning is compatible with current zoning patterns in the area and would not have a negative impact on the surrounding properties.
- Commercial activities that generate large volumes of traffic should have direct access to arterial streets without having to traverse through residential areas. The subject property has direct access to Saratoga Boulevard, which is an arterial type street.
- The drainage ditch along the southern boundary of the subject property will aid in buffering the higher intensity apartment use from the single-family residential uses to the south.

Planning Commission and Staff Recommendation (December 18, 2013):

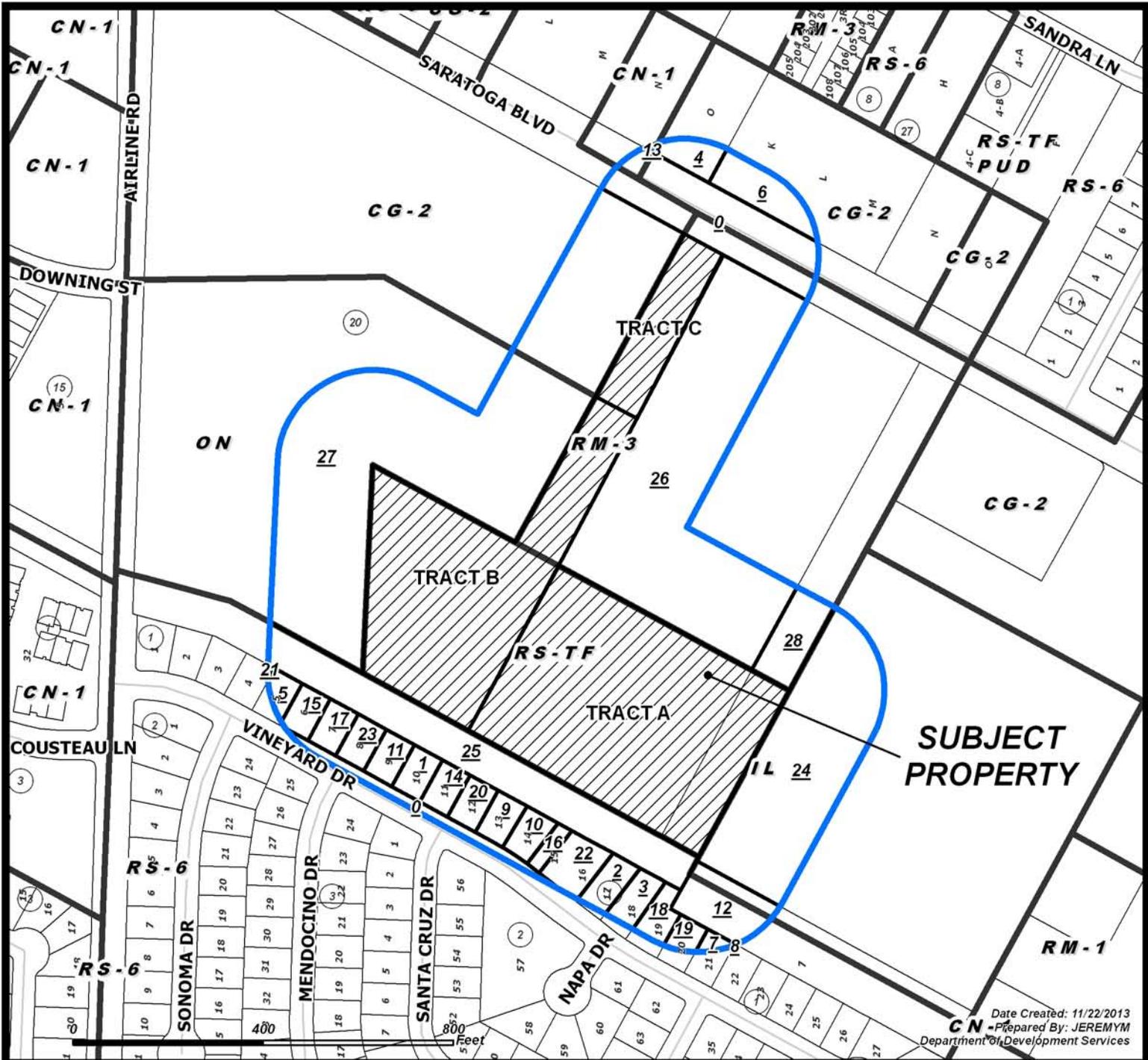
Approval of the rezoning:

- From the “RS-TF” Two-Family District to the “RM-1” Multifamily 1 District on Tract A;
- From the “RS-TF” Two-Family District and the “RM-3” Multifamily 3 District to the “ON” Office District on Tract B; and
- From the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District on Tract C.

Public Notification	Number of Notices Mailed – 26 within 200-foot notification area 4 outside notification area
	<u>As of December 19, 2013:</u>
	In Favor – 1 (inside notification area); 0 (outside notification area)
	In Opposition – 4 (inside notification area); 0 (outside notification area)
	<ul style="list-style-type: none"> • 53.21% of the land within 200 feet of the subject property is in favor. • 2.22% of the land within 200 feet of the subject property is in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Preliminary Site Plan
- C. Notices Returned with Comments



Date Created: 11/22/2013
 Prepared By: JEREMY M
 Department of Development Services

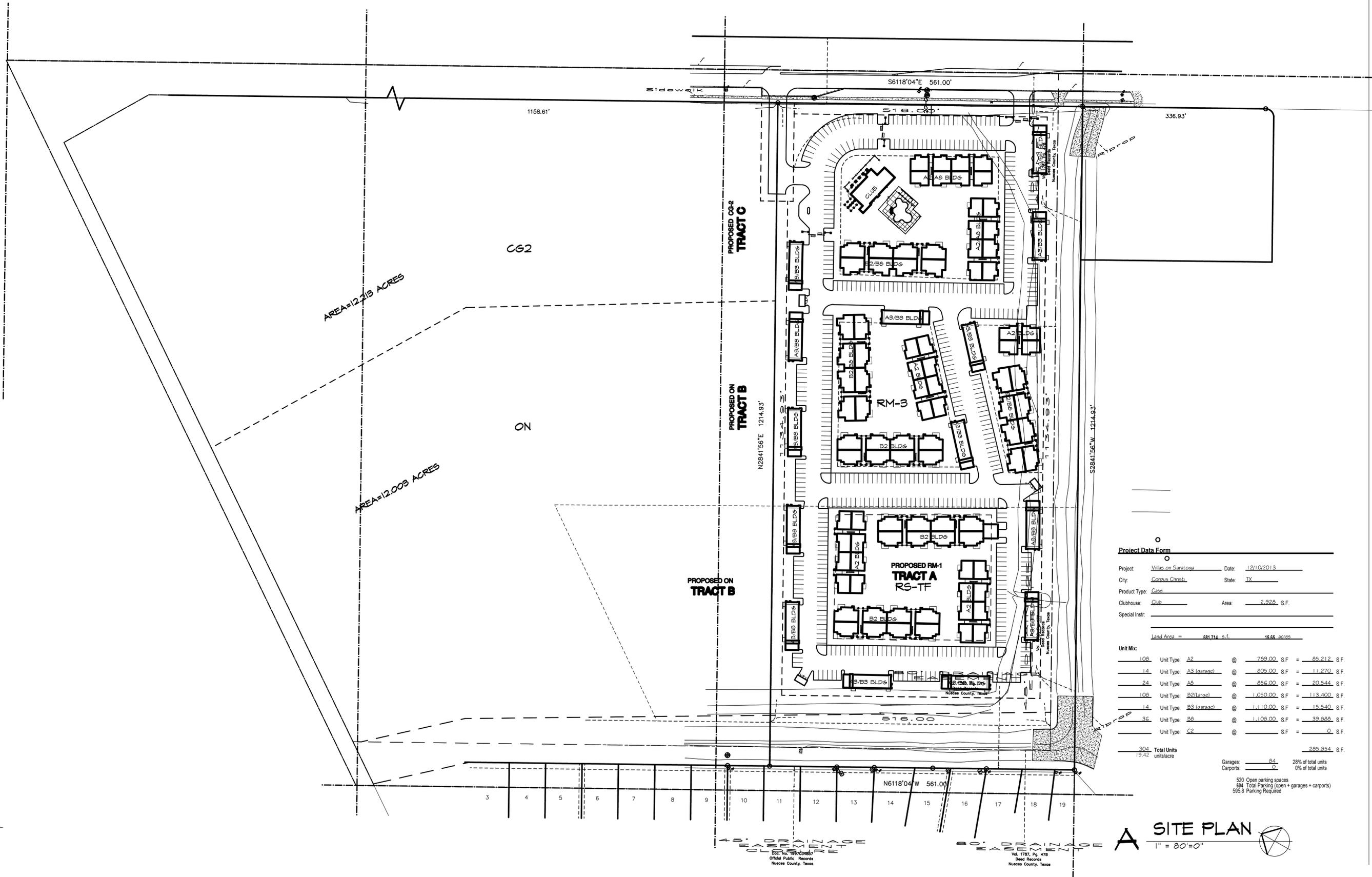
CASE: 1213-04 ZONING & NOTICE AREA

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-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	

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



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Project Data Form

Project: Villas on Saratoga Date: 12/10/2013
 City: Corpus Christi State: TX
 Product Type: Case
 Clubhouse: Club Area: 2,322 S.F.
 Special Instr: _____

Land Area = 681,714 s.f. 15.65 acres

Unit Mix:

1.08	Unit Type: <u>A2</u>	@	<u>789.00</u> S.F.	=	<u>85,212</u> S.F.
1.4	Unit Type: <u>A3 (garage)</u>	@	<u>805.00</u> S.F.	=	<u>1,127.0</u> S.F.
24	Unit Type: <u>A6</u>	@	<u>856.00</u> S.F.	=	<u>20,544</u> S.F.
1.08	Unit Type: <u>B2 (large)</u>	@	<u>1,050.00</u> S.F.	=	<u>1,134,000</u> S.F.
1.4	Unit Type: <u>B3 (garage)</u>	@	<u>1,110.00</u> S.F.	=	<u>1,554.0</u> S.F.
36	Unit Type: <u>B6</u>	@	<u>1,108.00</u> S.F.	=	<u>39,888</u> S.F.
	Unit Type: <u>C2</u>	@	_____ S.F.	=	<u>0</u> S.F.
<u>30.4</u>	Total Units				<u>285,054</u> S.F.
<u>19.42</u>	units/acre				

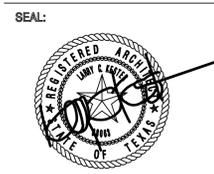
Garages: 0.4 28% of total units
 Carports: 0 0% of total units

520 Open parking spaces
 684 Total Parking (open + garages + carports)
 595.8 Parking Required

A SITE PLAN
 1" = 80' = 0"

REVISIONS

PROJECT: The Villas on Saratoga
Apartment Homes
 LOCATION: 6801 Saratoga Blvd, Corpus Christi, Texas
 CLIENT: Case Development Services



NOTICE OF COPYRIGHT
 THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDINGS REPRESENTED CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND FOR MONETARY COMPENSATION TO ARCHITECTS COLLECTIVE.

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective
 4200 EAST SKELLY DRIVE SUITE 750
 TULSA, OKLAHOMA 74135
 918/492-2887

PROJECT NUMBER:
 DATE:

SHEET TITLE:

SHEET NUMBER:

01

Summary of Public Comments Received by Mail

Case No: 1213-04 D&E Development Corporation

I. Notices returned from within the 200-foot notification area:

(Note: The number(s) next to name corresponds to the attached map.)

Total number mailed: 26

Favor: 1

#26 D&E Development Corporation (1038 Hill Country Road, Edinburg, TX): Rezoning of Tract A allows highest and best use of property. Tracts B and C need to rezoning to avoid fragmentation.

Opposition: 4

#2 Jeffery Blake and Gloria Ann Montelongo (6922 Vineyard Drive): No reason.

#7 Michelle Ann and Luis E. Mendoza (6938 Vineyard Drive): No reason.

#10 Bray Bernie Don II (6910 Vineyard Drive): A gigantic apartment complex is already under construction at Airline and Saratoga. Please we do not need more apartments in this area.

#16 Bray Bernie Don II (6910 Vineyard Drive): A ton of apartments just rent in right across the street (Airline and Saratoga) from this location. Please, no more apartments in this area.

II. Responses received from neighborhood but outside the 200-foot notification area:

Total number mailed: 4

Favor: 0

Opposition: 0

III. Responses received from owners/applicants of property being rezoned:

Favor: 1

Opposition: 0

D&E Development Corporation (1038 Hill Country Road, Edinburg, TX):
Rezoning of Tract A allows highest and best use of property. Tracts B and C
need rezoning to avoid fragmentation.

IV. Unsolicited responses received:

Favor: 0

Opposition: 0