

# PLANNING COMMISSION FINAL REPORT

Case No. 1121-01  
 INFOR No. 21ZN1044

**Planning Commission Hearing Date:** November 10, 2021

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> L C, Alty, Ltd.  <b>Applicant:</b> L C, Alty, Ltd.  <b>Location Address:</b> 4042 Sweet Bay Drive  <b>Legal Description:</b> Being 29.25-acre tract of land out of Lot 29 and 30, Section 52, Flour Bluff and Encinal Farm and Garden Tracts recorded in Volume A, Page 41, of the Map Records of Nueces County, Texas, located at the southern end of Sweet Bay Drive south of Yorktown Boulevard.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District  <b>Area:</b> 29.25 acres  <b>Purpose of Request:</b> To allow for the construction of single-family homes.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"FR" Farm Rural	Vacant	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Low Density Residential
	<i>South</i>	"IH" Heavy Industrial	Public/Semi-Public	Government
	<i>East</i>	"RS-TF" Two-Family	Medium Density Residential	Low Density Residential
	<i>West</i>	"FR" Farm Rural	Vacant	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.  <b>City Council District:</b> 4  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 50 feet of street frontage along the Sweet Bay Drive 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).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Sweet Bay Drive	Local/Residential	50' ROW 28" paved	50' ROW 18' paved	Not Applicable

**Staff Summary:**

**Development Plan:** The subject property is 29.25 acres in size. The owner is proposing the construction of single-family homes.

**Existing Land Uses & Zoning:** The subject property is currently zoned “FR” Farm Rural District, consists of vacant land, and has remained undeveloped since annexation in 1961. To the north are single-family homes zoned “RS-6” Single-Family 6 District. To the south is the Barney Davis Power Plant zoned “IH” Heavy Industrial District. To the east are single-family homes zoned “RS-TF” Two-Family District. To the west are vacant properties zoned FR” Farm Rural District.

**AICUZ:** The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ). However, the subject property is in proximity to Accident Potential Zone 2 (APZ-2) of Waldron Naval Outlying Landing Field (NOLF) and therefore subject to noise and overhead flights.

**Plat Status:** The property is **not** platted.

**Utilities:**

**Water:** 6-inch C900 line located along Sweet Bay Drive.

**Wastewater:** 8-inch VCP line located along Sweet Bay Drive.

**Gas:** 2-inch Service Line located along Sweet Bay Drive.

**Storm Water:** Roadside Ditches located along Sweet Bay Drive.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District and “RS-6” Single-Family 6 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- 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 generally consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- The applicant is requesting that approximately 23 acres of the subject property be rezoned to the “RS-6” Single-Family 6 District and approximately 6 acres be rezoned to the “RS-4.5” Single-Family 4.5 District. The maximum potential density for the “RS-6” District portion is 135 dwelling units and 46 dwelling units for the portion to be zoned “RS-4.5” District. According to the site plan, the applicant is proposing a total of approximately 135 homes.

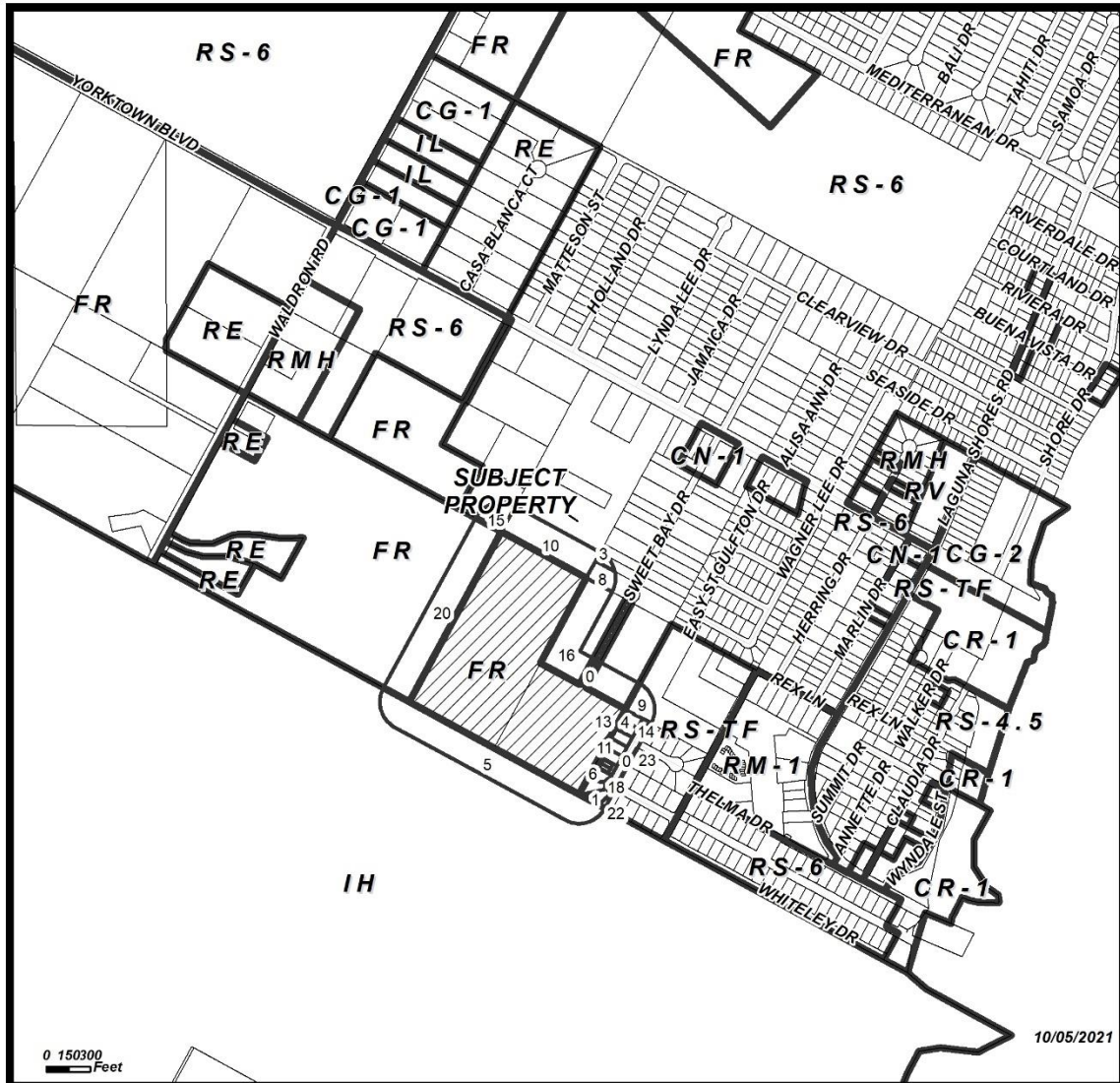
**Planning Commission and Staff Recommendation (November 10, 2021):**

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and RS-6” Single-Family 6 District

<b>Public Notification</b>	Number of Notices Mailed – 23 within 200-foot notification area. 5 outside notification area
	<b><u>As of November 5, 2021:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
	Totaling 2.09% 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	

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



**CASE: 1121-01**  
**Zoning and 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 in opposition  
 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 solicita 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. 1121-01**

**LC Alty, Ltd.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** to the **"RS-4.5" Single-Family 4.5 District and the "RS-6" Single-Family 6 District, resulting in a change to the Future Land Use Map. The proposed development is a single-family residential subdivision.** The property to be rezoned is described as:

Located at or near 4042 Sweet Bay Drive and described as a 29.25-acre tract of land out of Lot 29 and 30, Section 52, Flour Bluff and Encinal Farm and Garden Tracts recorded in Volume A, Page 41, of the Map Records of Nueces County, Texas, located at the southern end of Sweet Bay Drive south of Yorktown Boulevard.

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 **Wednesday, November 10, 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: Richard C. Prewett

Address: 4038 Sweet Bay Dr. City/State: Corpus Christi TX

( ) IN FAVOR  IN OPPOSITION REASON: Phone: 361-937-2732 78418  
501315-9015

- ① affect on flooding that has been an on-going problem here
  - ② affect on Corps of Engineer regulated natural drainage area
  - ③ sediment/destruction of trees affecting at least two (2) ponds and drainage area.
  - ④ destruction of wildlife habitat: Deer, coyote, Fox, hogs, Bobcat, snakes, Dove, migratory Hawks,
- Richard C. Prewett  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1044  
Property Owner ID: B

Case No. 1121-01  
Project Manager: Andrew Dimas  
Email: AndrewD2@octexas.com

⑤ Safety concerns for children, Trucks on one lane road



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Printed Name: Michael Zamora

Address: 4026 Sweet Bay Dr. City/State: Corpus Christi TX

IN FAVOR       IN OPPOSITION      Phone: 361-658-6237  
REASON:

Michael Zamora  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 212N1044  
Property Owner ID: 12

Case No. 1121-01  
Project Manager: Andrew Dimas  
Email: AndrewD2@octexas.com