

STAFF REPORT

Case No. 0720-02
 INFOR No. 20ZN1015

Planning Commission Hearing Date: July 22, 2020

Applicant & Legal Description	<p>Owner: MVR Construction Company Applicant: MVR Construction Company Location Address: 10001 and 10009 Compton Road Legal Description: 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Compton Road, east of Flour Bluff Drive, and west of Waldron Road.</p>			
Zoning Request	<p>From: "RE" Residential Estate District To: "RS-15" Single-Family 15 District Area: 5.269 acres Purpose of Request: To allow for the construction of single-family homes.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RE" Residential Estate	Vacant	Low Density Residential
	<i>North</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>South</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>East</i>	"FR" Farm Rural	Commercial	Low Density Residential
	<i>West</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RS-15" Single-Family 15 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 035032 City Council District: 4 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 550 feet of street frontage along Compton Road which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Compton Road	"C1" Minor Collector	60' ROW 40' paved	60' ROW 26' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District to allow for the construction of single-family homes.

Development Plan: The subject property is 5.269 acres in size. The owner is proposing a single-family residential subdivision consisting of 10 units.

Existing Land Uses & Zoning: The subject property is currently zoned "RE" Residential Estate District and consists of vacant land. The subject property was annexed in 1961 and has remained undeveloped. To the north, south and east is a single-family residential subdivision (Oak Terrace Unit 2, 2002) with one acre tracts zoned "RE" Residential Estate District. Additionally, to the north is a single-family residential subdivision (Flour Bluff Center, 2008) zoned "RS-6" Single-Family 6 District. To the northwest are commercial properties zoned "CG-1" General Commercial district and consists of a pet grooming business (Bruno's Bathhouse) and a vehicle customization business (Sooth Texas Aluminum Works). To the west is a commercial property zoned "RS/SP" Residential Estate District with a Special Permit for a boat storage complex. Separating the subject property from the southern properties is the O'Neill Tributary Channel. The O'Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

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: 12-inch C900 line located along Compton Road

Wastewater: 8-inch PVC Line located along Compton Road

Gas: 3-inch Service Line located along the eastern property line.

Storm Water: Drainage located along the southern and eastern property lines of the subject property. Along the southern property line, the O'Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

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 a low density use. The proposed rezoning to the "RS-15" Single-Family 15 District is consistent with the adopted Comprehensive Plan (Plan CC). 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 consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is 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.
- The Future Land Use for the subject property is identified as Low Density Residential. According to Plan CC, Low Density Residential consists of up to 3 units per acre. The proposed development is a 5.269 acre tract with a proposed 10 units which is below the maximum allowed density of 15.3 units.
- A previous rezoning request was submitted in October of 2018. The previous request received a recommendation of approval from City staff and the Planning Commission. Ultimately due to neighborhood opposition, the rezoning request was denied by the City Council.

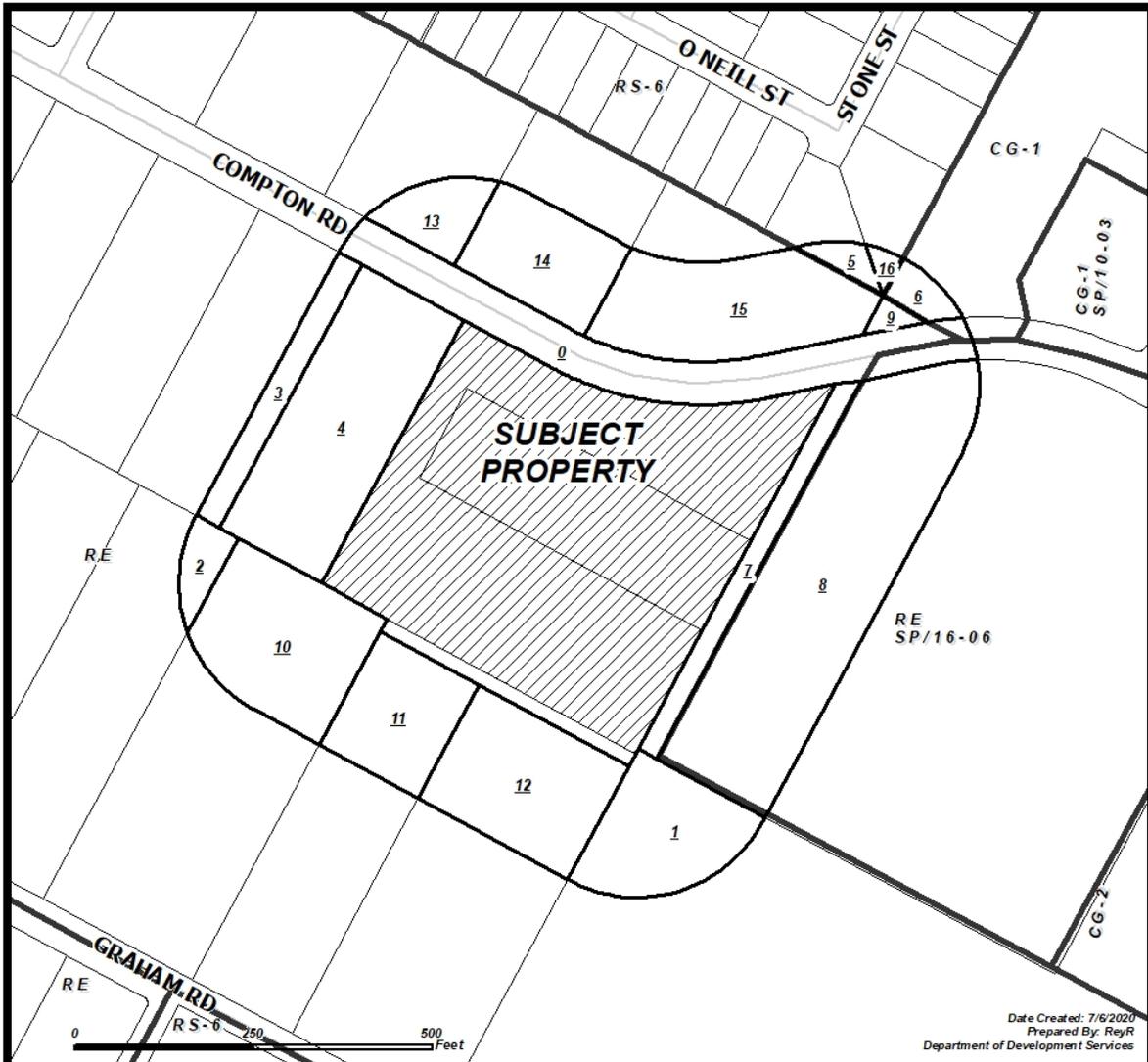
Staff Recommendation:

Approval of the change of zoning from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District.

Public Notification	Number of Notices Mailed – 16 within 200-foot notification area 5 outside notification area
	<u>As of July 17, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 1 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

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



Date Created: 7/6/2020
Prepared By: ReyR
Department of Development Services

CASE: 0720-02
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	

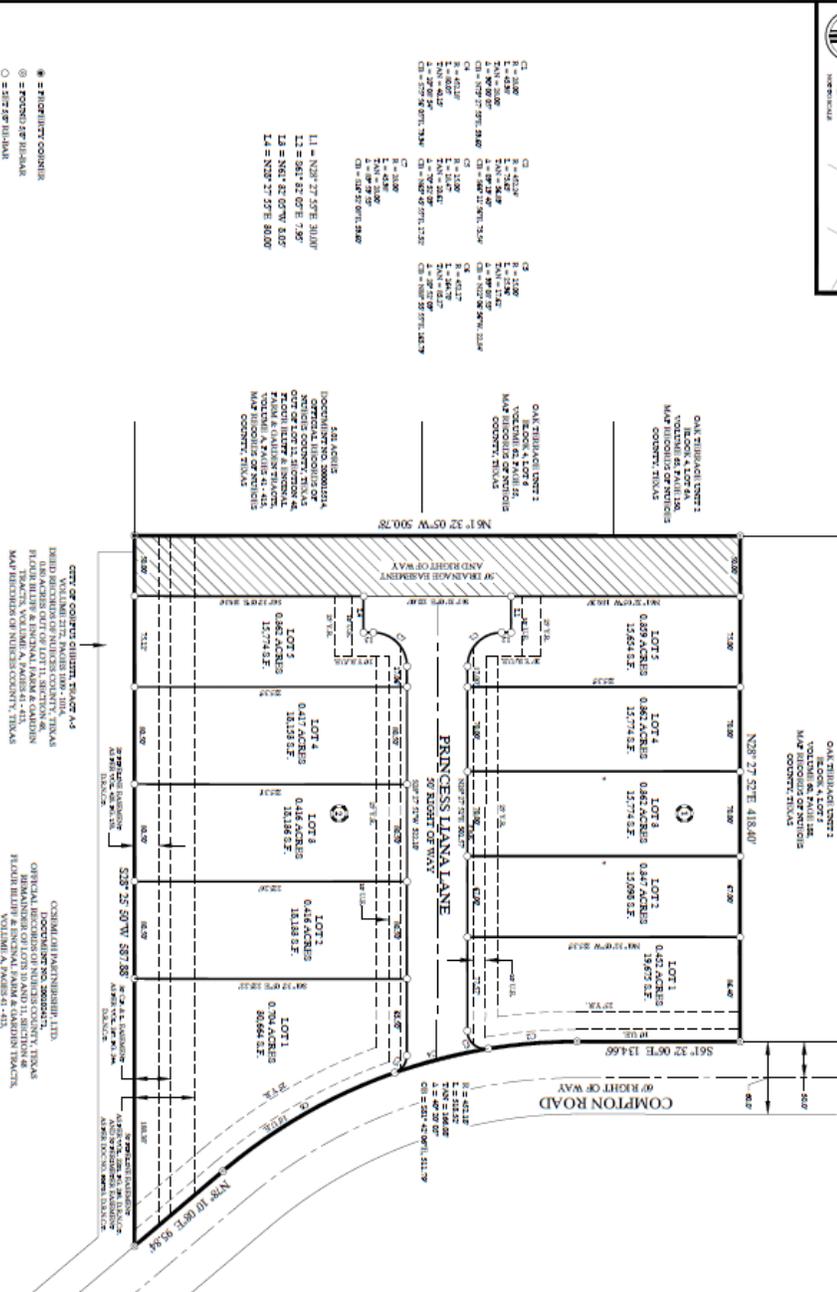
Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 4 Owners within 200' listed on attached ownership table





**PLAT OF
QUEENS LANDING**

BEING A 1.98 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 20180964, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, SAID 1.98 ACRE TRACT, ALSO BEING OUT OF LOT 11, SECTION 34, FLOUR BLUFF AND SUNDAY FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41 - 43, MAP RECORDS OF TARRANT COUNTY, TEXAS.



- RIGHT-OF-WAY CORNER
- POINT OF BEGINNING
- CENTER LINE MARK

DATE OF MAP: 24 OCTOBER 2018
PAGE 1 OF 1

Brister Surveying
4411 South Loop West, Suite 100
Dallas, Texas 75246
Phone: 972.440.2000
Fax: 972.440.2001
www.bristersurveying.com

PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

Enter either "City Council" or the name of the City Board: Catherine Garza

DATE OF MEETING (mm/dd/yy): 07/22/2020

NAME: Debbie Patrick & Charles Patrick

ADDRESS: 9726 Compton Rd

CITY: Corpus Christi STATE: Te ZIP: 78418

TOPIC: Zone Change case # 0720-02

AGENDA ITEM NUMBER (if applicable): #0720-02

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

We are opposing this zone change. We feel it will decrease our property values. Flooding is an issue in this area and will only contribute to more flooding. There is already heavy traffic in the area. Speed bumps have been put in to elevate the speeders. I have had drivers on numerous occasions utilize my wrap around drive as a way to go around trash and garbage trucks as if it is city property. We pay over \$11000.00 a year in taxes. We should have a say as to what type of housing is to be built on our street. Compton Rd . it is rumored that micro-housing is to be put in at this location. I oppose this zone change. Please consider all those it might hurt by this change. Keep the zoning the same as it was intended. Thank you