

# PLANNING COMMISSION FINAL REPORT

Case No. 0214-03  
 HTE No. 14-10000005

Planning Commission Hearing Date: February 12, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Representative:</b> Yorktown Oso Joint Venture  <b>Owner:</b> Related Investors, Ltd.  <b>Legal Description/Location:</b> Being a 22.87-acre tract of land, more or less, out of Lots 2-4, Section 24 and Lots 29-31, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located at the ends of Fort Griffen Drive and Prax Morgan Place and south of Laurelas and Idle Hour Drives.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 22.87 acres  <b>Purpose of Request:</b> To allow construction of a single-family residential subdivision.</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-4.5" Single-Family 4.5	Vacant & Low Density Residential	Low Density Residential
	<i>South</i>	"FR" Farm Rural	Vacant	Low Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5	Vacant & Low Density Residential	Low Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5	Vacant & Low Density Residential	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 Southside Area Development Plan (ADP) and is planned for a low density residential use. The proposed change of zoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 042029  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property will be platted and local residential streets will be constructed as part of the Rancho Vista Subdivision. This phase of the Rancho Vista Subdivision will have indirect access to Yorktown Boulevard, which is an "A3" Primary-Arterial Divided street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Yorktown Blvd.	"A3" Primary- Arterial Divided Street	130' ROW, 79' paved	140' ROW 24' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District to allow single-family lots with a minimum of 4,500 square feet in lot area, 45-foot lot widths, and 20-foot front yards.

**Applicant's Development Plan:** The applicant is proposing to construct three phases of the Rancho Vista Subdivision. Rancho Vista Subdivision Unit 10 will consist of 41 lots and Unit 11 will consist of 39 lots. A unit number has not been determined for the last phase, but will consist of 31 lots.

**Existing Land Uses & Zoning:** South of the subject property is vacant land that is zoned "FR" Farm Rural District. An expansion of the Rancho Vista Subdivision is being constructed west and east of the property and is zoned "RS-4.5" Single-Family 4.5 District. North of the subject property is a section of Rancho Vista that is currently occupied by single-family dwellings and zoned "RS-4.5" Single-Family 4.5 District. The developer has plans to expand Rancho Vista ultimately to the Oso Creek.

**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 proposed change of zoning is consistent with the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a low-density residential use.

**Plat Status:** The subject property is currently in the process of being platted for a single-family subdivision.

**Department Comments:**

- Extension of the Rancho Vista Subdivision is consistent with the adopted Future Land Use Plan and is an appropriate use for this land.
- The Zoning Map amendments are consistent with the Comprehensive Plan.
- The "RS-4.5" Single-Family 4.5 District is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The Zoning Map amendment does not have a negative impact upon the surrounding neighborhood.

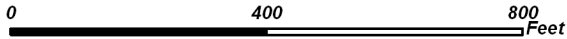
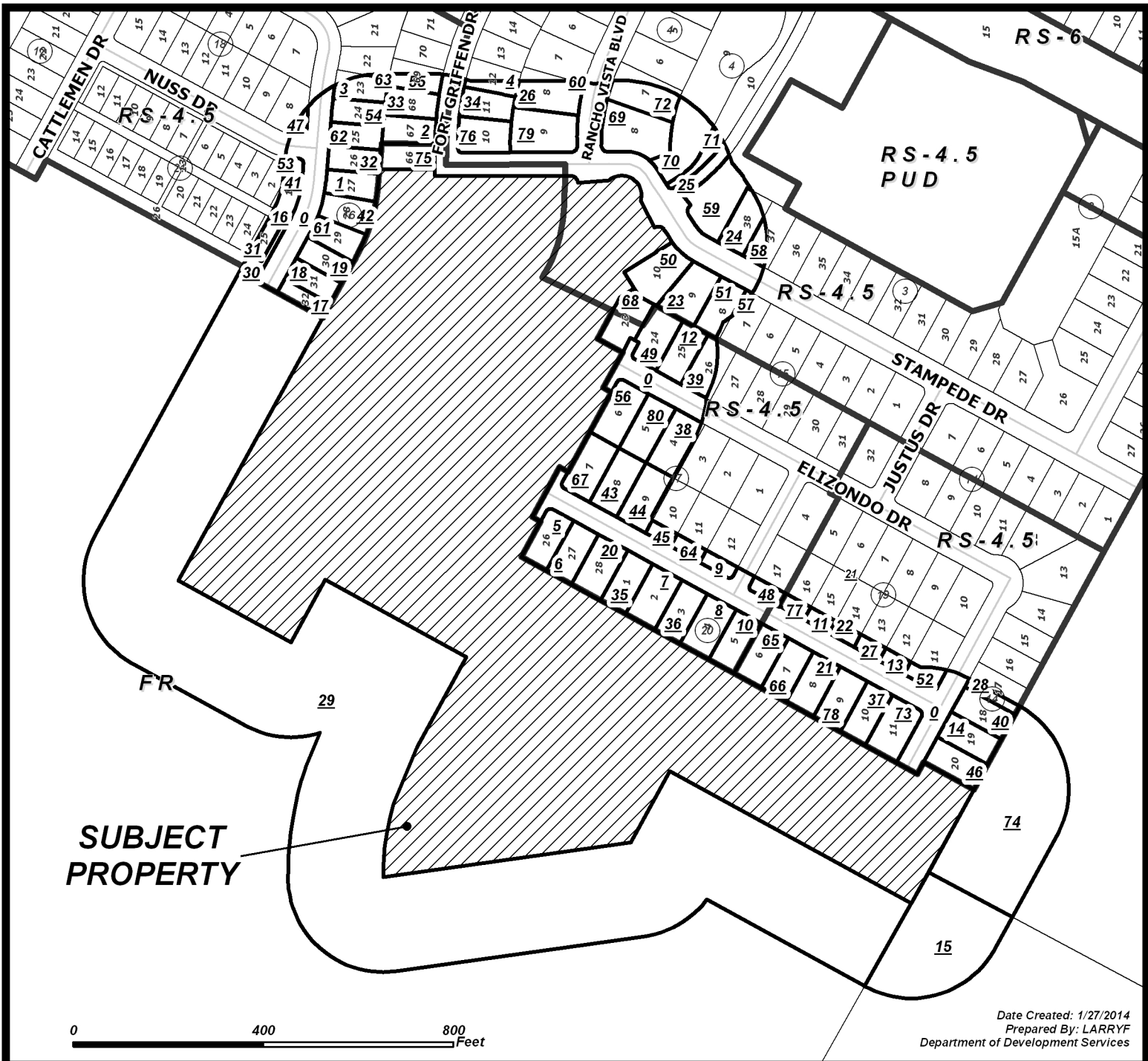
**Planning Commission and Staff Recommendation (February 12, 2014):**

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

<b>Public Notification</b>	Number of Notices Mailed – 79 within 200-foot notification area 1 outside notification area
	<b><u>As of February 13, 2014:</u></b>
	In Favor – 0 (inside notification area); 0 (outside notification area) In Opposition – 0 (inside notification area); 0 (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. Site Plans



Date Created: 1/27/2014  
 Prepared By: LARRYF  
 Department of Development Services

## CASE: 0214-03 ZONING & NOTICE AREA

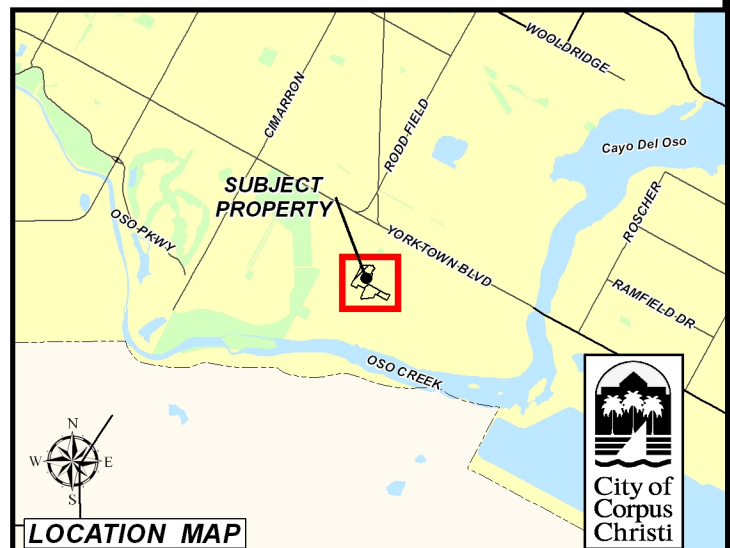
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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



LOCATION MAP



Lot 2, Section 24  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Related Investors, Ltd.)

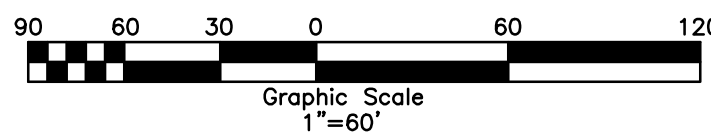
Lot 31, Section 25  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Related Investors, Ltd.)

Lot 3, Section 24  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Related Investors, Ltd.)

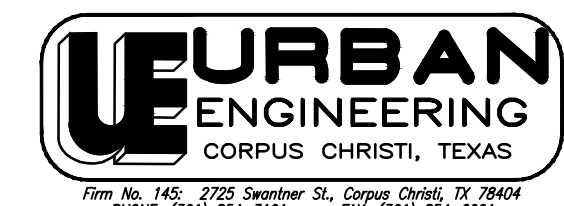
Lot 30, Section 25  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Related Investors, Ltd.)

Plat of  
**Rancho Vista Subdivision**  
Unit 10

6.49 acres of land out of Lot 2, Section 24 and Lot 31, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas.



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	29°00'22"	100.00'	25.87'	50.63'
C2	29°00'22"	125.00'	32.33'	63.28'
C3	29°00'22"	150.00'	38.80'	75.94'
C4	90°00'00"	15.00'	15.00'	23.56'



DATE: Dec. 20, 2013  
SCALE: 1"=60'  
JOB NO.: 39319.B3.10  
SHEET: 2 of 2  
DRAWN BY: XG

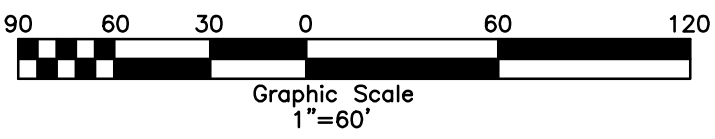


$\Delta = 15^\circ 52' 30''$   
 $R = 565.38'$   
 $T = 78.83'$   
 $L = 156.65'$

Radius Point Bears  
 $S89^\circ 44' 54'' E$  565.38'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	10.00'	10.00'	15.71'
C2	90°00'00"	15.00'	15.00'	23.56'
C3	30°35'22"	275.00'	75.20'	146.82'
C4	30°35'22"	300.00'	82.04'	160.17'
C5	30°35'22"	325.00'	88.88'	173.51'
C6	53°19'01"	125.00'	62.75'	116.32'
C7	53°19'01"	100.00'	50.20'	93.06'
C8	53°19'01"	75.00'	37.65'	69.79'

LINE	BEARING	DISTANCE
L1	S61°17'51"E	60.00'
L2	N61°17'51"W	48.38'
L3	S71°09'25"E	21.94'
L4	S71°09'25"E	16.84'
L5	N81°40'05"E	45.91'
L6	N55°52'43"E	36.69'
L7	S55°52'43"W	36.69'
L8	S81°40'05"W	45.91'
L9	N71°09'25"W	38.78'
L10	N61°17'51"W	32.16'
L11	N61°17'51"W	29.26'
L12	N22°36'32"E	22.00'
L13	N67°23'28"W	24.00'
L14	S67°23'28"E	24.00'
L15	N22°36'32"E	22.00'
L16	S67°23'28"E	39.00'
L17	N61°17'51"W	46.97'



## Plat of Rancho Vista Subdivision Unit 11

9.89 acres of land out of Lots 3 and 4, Section 24 and Lots 29 and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas.

**URBAN ENGINEERING**  
 CORPUS CHRISTI, TEXAS  
Firm No. 145, 2725 Swanner St., Corpus Christi, TX 78404  
 PHONE: (361) 854-3101 FAX: (361) 854-6001

DATE: Dec. 20, 2013  
 SCALE: 1"=60'  
 JOB NO.: 39319.B3.14  
 SHEET: 2 of 2  
 DRAWN BY: XG