

STAFF REPORT

Case No. 1215-03
HTE No. 15-10000064

Planning Commission Hearing Date: December 16, 2015

Applicant & Legal Description	Applicant/Owner: Roque Enriquez Representatives: Victor Medina Legal Description/Location: Being a 0.671 acre tract of land being the south 55.0 feet of Lot 23, and all of lot 24, Block 6, Woodlawn Estates, located along the north side of Williams Drive between Clare Drive and Woodlawn Drive.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "RM-1" Multifamily 1 District Area: 0.671 acres Purpose of Request: To allow construction of multifamily housing.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RS-6" Single-Family 6	Vacant	Low Density Residential
	North	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	South	"RS-6" Single-Family 6	Low Density Residential and Park	Low Density Residential and Park
	East	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	West	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan. The Future Land Use Map designates the property for low density residential uses. The proposed rezoning to the "RM-1" Multifamily 1 District is not consistent with the adopted Future Land Use Map. The proposed rezoning however, may further various policies of the Comprehensive Plan and the Southside Area Development Plan. Map No.: 041035 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 200 feet of street frontage along Williams Drive, which is designated as a C3 Primary Collector street, and 150 feet of street frontage along Clare Drive, which is a local residential street. The maximum desirable average daily trips for a C3 Primary Collector street is 4,000 to 8,500 trips, and 500 trips for a local residential street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Williams Drive	"C3" Primary Collector	75' ROW 50' paved	90' ROW 50' paved	8,540 ADT
	Clare Drive	Local Residential	50' ROW 28' paved	50' ROW 23' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

Development Plan: The applicant is proposing to change the designation of the subject property for the purpose of constructing multiple dwelling units on the subject property. A site plan was provided to illustrate how development might occur if the change in zoning is approved. The site plan shows six proposed dwelling units and the required parking spaces. The apartment units are one-story and the developer intends to construct them like townhomes.

Existing Land Uses & Zoning: The property is surrounded by single-family homes in the "RS-6" Single-Family 6 zoning District. To the south of the property, there is also a park.

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

Plat Status: The subject property is comprised of a platted lot and a portion of a platted lot. The property may be replatted into one lot subsequent to approval of a change in zoning designation.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning is not consistent with the adopted Future Land Use Map designation of the property as low density residential, however,, the proposed zoning change if approved, may further various goals and policies of the comprehensive plan and the ADP, which include but are not limited to the following:

- Encouraging infill development on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement F),
- Locating medium-density residential development along a collector street with convenient access to an arterial street (Comprehensive Plan, Residential Policy Statement H),
- Increasing the availability of rental and owner-occupied housing units for families (Comprehensive Plan Housing Policy Statement G, H),

Department Comments:

- A rezoning to a low-density multifamily district and subsequent development of townhouse-style apartments will not have an adverse impact on the adjacent low density residential uses.
- The “RS-TH” District is recommended in lieu of “RM-1” Multifamily 1 District based on the density permitted and compatibility with the adjacent single-family development.
- Due to the size of the property and parking requirements, it is impossible for the developer to construct 22 units per acre (14 units) on this site, which is what the “RM-1” Multifamily District allows.
- The “RS-TH” Townhouse district allows 12 units per acre.
- The property to be rezoned is suitable for uses permitted by the “RS-TH” Townhouse District but not suitable for the “RM-1” Multifamily District.
- Staff finds the “RM-1” designation unnecessary and not appropriate for this location.
- A multiple dwelling project is appropriately located along a Collector roadway.
- The “RS-TH” Townhouse District is appropriate for infill development on this site.

Staff Recommendation:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District and, in lieu thereof, approval of a change to the “RS-TH” Townhouse District.

Public Notification	Number of Notices Mailed – 19 within 200-foot notification area 4 outside notification area	
	<u>As of December 9, 2015:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
3. Application
4. Public Comments Received (if any were received)

LOT
22



WOODLAWN ESTATES
VOLUME 10, PAGE(S) 34
M.R.N.C.T.

S60°51'30"E

NW 1/2
LOT
23

S60°51'30"E

195.00'

SW 1/2
LOT
23

25.0' B.L.

30.0'

25.0'

1/2" I.R.
END.

95.00'

5.0' U.E.

195.00'

95.00'

LOT
24

30.0'

10.0' SET BACK

5.0' S.E. VOL. 1250 PG. 422 D.R.N.C.T.

195.00'

8.0'

N60°51'30"W

195.00'

N29°08'30"E

N29°08'30"E

EXISTING DITCH

CLARE DRIVE
(50.0' R.O.W.)

WILLIAMS STREET

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CLARE DRIVE
(50.0' R.O.W.)



P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street
(Corner of Leopard Street and Port Avenue)

APPLICATION FOR A CHANGE OF ZONING

Office Use Only

Case No.: 1215-03 Map No.: 041035

*Planning Commission Hearing Date: 12/16/15

Location: **City Hall Council Chambers, 1201 Leopard Street at 5:30 p.m.**

**A maximum of five applications are scheduled per hearing. Applications received after the five maximum will be scheduled to the next available meeting.*

1. Applicant/Representative: Victor Medina Telephone: (361) 877-1255
Address (City, State, Zip): 4541 Ayers St. C.C. 78405 (P.O. Box 7129 C.C. 78467)
E-mail Address: [REDACTED]@[REDACTED].com Cell Phone: (361) 877-1255

2. Property Owner(s): Roque Enriquez Telephone: (361) 510-9727
Address (City, State, Zip): 4841 Ocean Dr. C.C. 78412
E-mail Address: _____ Cell Phone: (361) 510-9727
Ownership Type: ☒ Sole ☐ Partnership ☐ Corporation ☐ Other: _____

3. Current Zoning and Use: #1 RS-6 Proposed Zoning and Use: RM-1
Project Address: 1642 Clare Drive Area of Request (sq. ft./acres): _____
12-Digit Nueces County Tax ID: 988-0000-60240
If platted, Subdivision Name: Woodlawn Est Block: 55' 6 Lot(s): 1
Legal description: 555' of Lt. 23 + all Lt. 24 Block 6

4. DOCUMENTS ATTACHED

REQUIRED: ☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed

IF APPLICABLE: ☒ Executed Appointment of Agent

☐ Metes and bounds if request is for a portion of a platted lot or an unplatted lot

I certify that the information provided is accurate, correct and signed by all owners.

Rocky Enrriquez
(Owner's Signature)

Rey Ramon
(Applicant's Signature)

Rocky ENRIQUEZ
(Owner's Printed Name)

REY RAMOS
(Applicant's Printed Name)

All signatures on this application shall be original signatures. No copied prints or faxed copies.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Application Fees (as of November 1, 2011):

0.00 - 0.99 acre	\$ 1,107.50
1.00 - 9.99 acres	\$ 1,692.50
10.00 - 24.99 acres	\$ 1,976.75
25 + acres	\$ 1,976.75 plus \$50.00 per acre over 25 acres

Notice Sign Fee \$10.00 per sign

Office Use Only

Date Received: _____ Received By: _____

Application Fee: _____

No. Signs Required _____ X \$10 Sign Fee: _____

Total: _____

Sign Posting Date: _____ ADP: _____

Form Revised 8/24/12



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: _____ Map No.: _____

PC Hearing Date: _____ Proj. Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street

Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.

* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Rey Ramos Contact Person: Victor S. Medina

Mailing Address: P.O. BOX 7129

City: Corpus Christi State: Tx ZIP: 78414 Phone: (361) 537-5000

E-mail: _____ Cell: (361) 537-5000

2. Property Owner(s): Roque Enriquez Contact Person: Victor S. Medina

Mailing Address: 4841 Ocean Drive

City: Corpus Christi State: Tx ZIP: 78412 Phone: (361) 510-9727

E-mail: _____ Cell: (361) 510-9727

3. Subject Property Address: 1642 Clare Drive Area of Request (SF/acres): 29250 S.F. 0.671 AC.

Current Zoning & Use: RS-6 VACANT Proposed Zoning & Use: RM-1 RESIDENTIAL

12-Digit Nueces County Tax ID: 9880 - 0006 - 0240

Subdivision Name: WOODLAWN ESTATES Block: 6 Lot(s): S55' LOT23 & LOT 24

Legal Description if not platted: _____

4. Submittal Requirements:

☒ Early Assistance Meeting: Date Held 10/27/2015; with City Staff ANNIKA YANKEE

☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed

IF APPLICABLE:

☒ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit

☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization

☒ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature

Victor S. Medina

Owner or Agent's Printed Name

Applicant's Signature

Rey Ramos

Applicant's Printed Name

Office Use Only: Date Received: _____ Received By: _____ ADP: _____

Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = Total Fee _____

No. Signs Required _____ @ \$10/sign Sign Posting Date: _____

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

CHANGE USAGE FROM SINGLE-FAMILY RESIDENTIAL TO MULTI-FAMILY RESIDENTIAL FOR THE CONSTRUCTION OF APARTMENTS AND/OR TOWNHOMES.

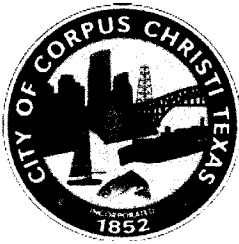
2. Identify the existing land uses adjoining the area of request:

North - RESIDENTIAL

South - ROADWAY

East - RESIDENTIAL

West - ROADWAY



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Victor S. Medina

STREET: P.O. Box 7129 CITY: Corpus Christi ZIP: 78467

FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Victor S. Medina
(Print Name)

Title: RPLS

Signature of Certifying Person: *Victor S. Medina*

Date: 11/5/15



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Roque Enriquez

STREET: 4841 Ocean Drive

CITY: Corpus Christi, Texas

ZIP: 78412

FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

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Name

Job Title and City Department (if known)

N/A

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Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Roque Enriquez
(Print Name)

Title: Owner

Signature of Certifying Person: Roque Enriquez

Date: 11-16-15



City of Corpus Christi, Texas
Department of Development Services
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at: 2406 Leopard Street
(Corner of Leopard St. and Port Ave.)

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: Reynaldo Ramos
STREET: 6813 New York CITY: Corpus Christi TX ZIP: 78414
FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Reynaldo Ramos JR
(Print)

Title: _____

Signature of Certifying Person: Reynaldo Ramos

Date: 11-3-15



Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Phone: (361)826-3240 www.cctexas.com

PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: 1642 CLARE DRIVE

Legal Description (Subdivision, Lot, Block): WOODLAWN ESTATES, S. 55' OF LOT 23 & LOT 24

Applicant Name: Rey Ramos

Address: 6813 NEW YORK AVENUE City/State/Zip: CORPUS CHRISTI, TEXAS 78414

Telephone: (361) 537-5000

Email: _____

Application Status (Select One): ☒ Rezoning ☐ Site Plan ☐ Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
0.649	DWELLING UNITS	RS-6	VACANT					

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
0.649	DWELLING UNITS	RM-1	RESIDENTIAL	221	6	0.51	6	0.62
Total						3.06	Total	3.72

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)
CLARE DRIVE	NO	26	50
WILLIAMS STREET		40	80

☐

For City Use Only

☐

A Traffic Impact Analysis **IS** required. The consultant preparing the TIA must meet with the City to discuss the scope and requirements of the analysis prior to beginning the TIA.

☐

A Traffic Impact Analysis is **NOT** required. The proposed traffic generated does not exceed the established threshold.

☐

The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed By: _____ Date: _____

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: VICTOR S. MEDINA

Mailing Address: P.O. BOX 7129

City: Corpus Christi State: Tx Zip: 78467

Home Phone: () Business Phone: () Cell: (361) 877-1255

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent:  Title: RPLS

Printed/Typed Name of Agent: VICTOR S. MEDINA Date: 11/5/2015

*Signature of Property Owner:  Title: OWNER

Printed/Typed Name of Property Owner: ROQUE ENRIQUEZ Date: 11/5/15

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.