

# PLANNING COMMISSION FINAL REPORT

Case No. 0218-01  
 INFOR No. 18ZN1002

**Planning Commission Hearing Date:** March 21, 2018

<b>Applicant &amp; Legal Description</b>	<p><b>Owner/Applicant:</b> Dorsal Development, LLC.  <b>Location Address:</b> 6665 Lipes Boulevard  <b>Legal Description:</b> Being a 10.642 acre tract of land, more or less, a portion of Lots 3 and 4, Section 21, Flour Bluff and Encinal Farm and Garden Tract, located on the south side of Lipes Boulevard, east of Cimarron Boulevard and west of Bronx Avenue.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RM-1" Multifamily 1 District  <b>Area:</b> 10.642 acres  <b>Purpose of Request:</b> To allow for the construction of a multifamily apartment complex.</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 District	Vacant and Drainage Corridor	Medium Density Residential and Permanent Open Space
<i>North</i>		"RS-6" Single-Family 6 District	Public/Semi Public	Public/Semi Public
<i>South</i>		"FR" Farm Rural District	Low Density Residential	Low Density Residential
<i>East</i>		"RS-6" Single-Family 6 District	Vacant	Medium Density Residential
<i>West</i>		"FR" Farm Rural District	Agricultural/Vacant	Medium 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 medium density uses. The proposed rezoning to the "RM-1" Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map when adopted.  <b>Map No.:</b> 043031  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 394 feet of frontage along Lipes Boulevard, which is designated as a "C3" Primary Collector Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Lipes Boulevard	"C3" Primary Collector	75' ROW 50' Paved	60' ROW 25' Paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RM-1" Multifamily 1 District to allow for the construction of a multifamily apartment complex.

**Development Plan:** The subject property is 10.642 acres in size. The "RM-1" Multifamily 1 District allows a maximum density of 22 units per acre. The owner is proposing an apartment complex of a maximum of 234 apartment units.

**Existing Land Uses & Zoning:** The subject property is currently zoned "FR" Farm Rural District and consists of vacant land. The subject property was zoned "FR" Farm Rural in 1995 at the time of annexation. To the north is Veterans Memorial High School zoned "FR" Farm Rural District. To the south are vacant tracts zoned "FR" Farm Rural District. To the east are vacant tracts zoned "FR" Farm Rural District and previous rezonings in 2015 to the "CN-1" Neighborhood Commercial District and "RM-2" Multifamily District. To the west are vacant tracts zoned "RS-6" Single-Family 6 District and an existing subdivision (Airline Crossing Unit 2) zoned "RS-6" Single-Family 6 District.

**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.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RM-1" Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and with the following policies, to warrant an amendment to the Future Land Use Map:

- 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)
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- New high-intensity commercial developments without adequate transition or buffering should be discouraged from locating directly adjacent to low-intensity residential areas. (Southside ADP, Policy Statement B.7)

**Department Comments:**

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC), to warrant an amendment to the Future Land Use Map.
- A rezoning occurred on two properties to the west at the intersection of Lipps Boulevard and Cimarron Boulevard in 2015, from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District and the “RM-2” Multifamily 2 District.

**Planning Commission and Staff Recommendation (March 21, 2018):**

Approval of the change of zoning from the “FR” Farm Rural District to the “RM-1” Multifamily 1 District.

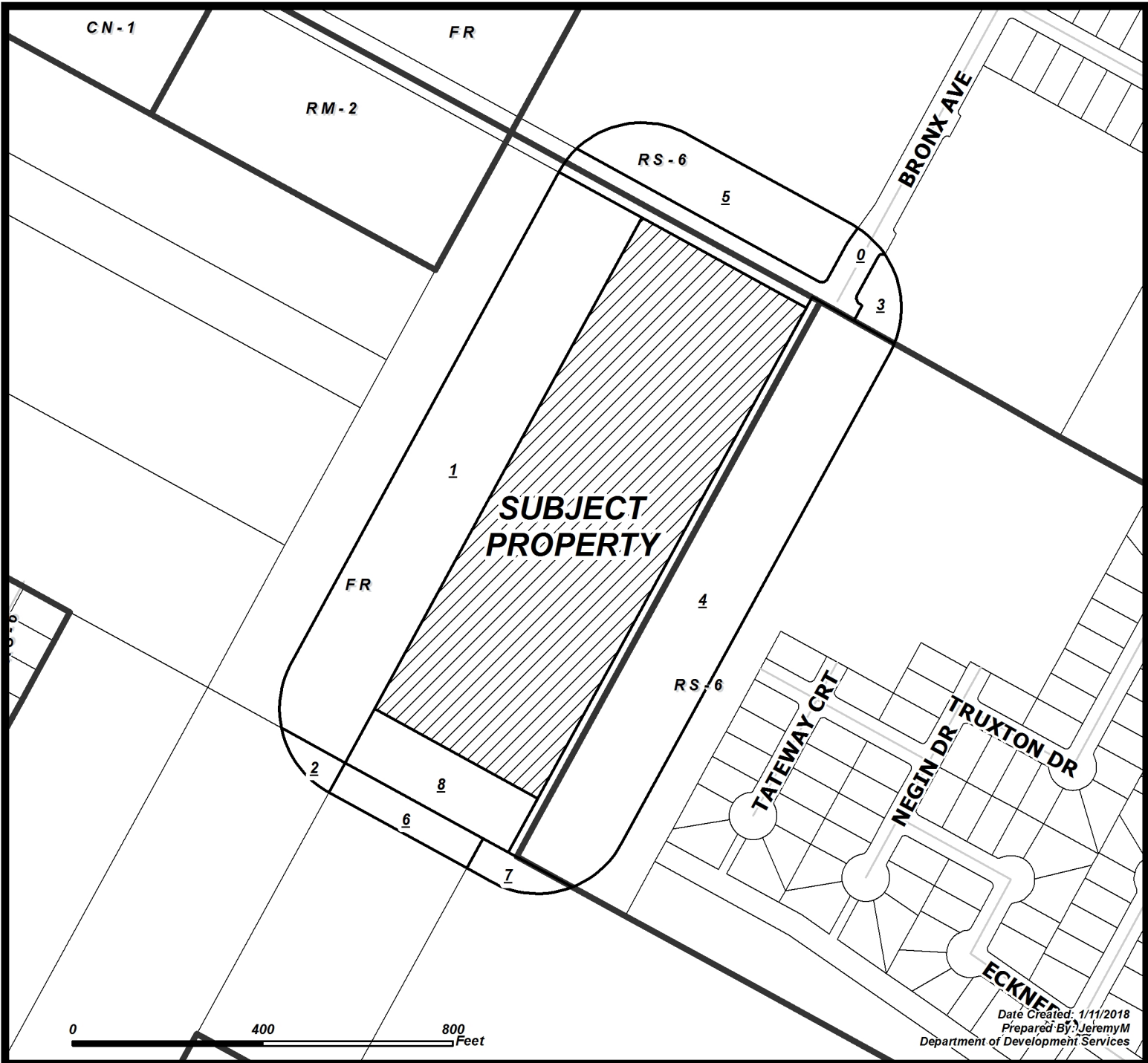
**Vote Results:**

For: 8  
Opposed: 0  
Absent: 1  
Abstained: 0

<b>Public Notification</b>	Number of Notices Mailed – 8 within 200-foot notification area 5 outside notification area
	<b><u>As of February 16, 2018:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 35.05% of the land within the 200-foot notification area in opposition.

**Attachments:**

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

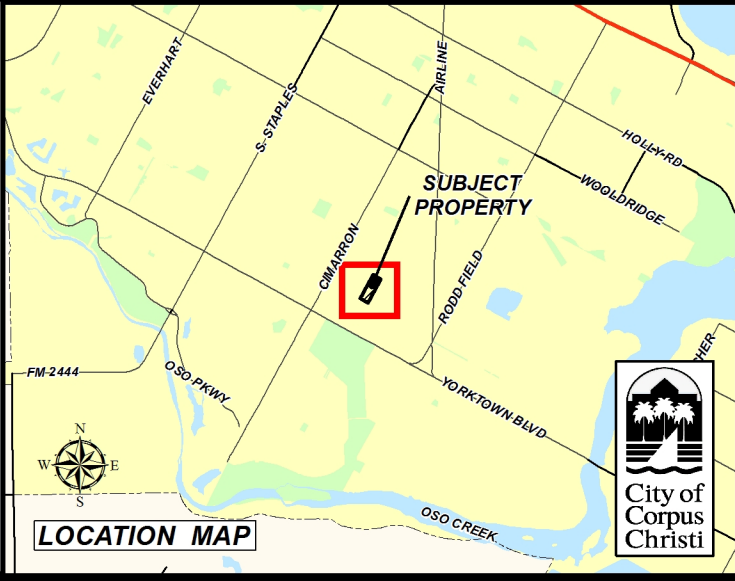


Date Created: 1/11/2018  
 Prepared By: Jeremy M  
 Department of Development Services

## CASE: 0218-01 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



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 suplica 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 commission 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. 0218-01**

Dorsal Development, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "FR" Farm Rural District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**Being 10.642 acre tract of land, more or less, a portion of Lots 3 and 4, Section 21, Flour Bluff and Encinal Farm and Garden Tract, located on the east side of Flour Bluff Drive, south of Glen Oak Drive, and north of Caribbean Drive.**

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 on Wednesday, February 21, 2018, 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: Al Mostaghosi Al Development Inc.

Address: 24 W Bal-Lee Ave City/State: CCTx 78414  
CCTx 78414

( ) IN FAVOR  IN OPPOSITION Phone: 361-510-5432

REASON:

Signature [Handwritten Signature]

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 18ZN1002  
Property Owner ID: 4

Case No. 0218-01  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

