

# PLANNING COMMISSION FINAL REPORT

Case No. 0219-03  
 INFOR No. 19ZN1001

**Planning Commission Hearing Date:** February 20, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Mostaghasi Investment Trust  <b>Applicant:</b> Munoz Engineering, LLC.  <b>Location Address:</b> 3502 County Road 7B  <b>Legal Description:</b> Being 4.750 acre tract of land, recorded under document No. 2014022918, Official Public Records Nueces County, Texas, being a portion out of Lots 20 and 21, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map or plat thereof recorded in Volume A, Pages 41, 42, and 43 in the Map Records Nueces County, Texas, and being all of a 11.640 acre tract of land, recorded under document No. 013053250, Official Public Records of Nueces County, Texas, being a portion out of Lots 20 and 21; Lots 26 and 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map or plat thereof recorded in Volume A, Pages 41, 42, and 43 in the Map Records of Nueces County, Texas, located on the east side of County Road 7B, south of Brooke Road, and north of Slough Road.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District and "CG-2" General Commercial District  <b>To:</b> "RS-6" Single-Family 6 District  <b>Area:</b> 4.75 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 and "CG-2" General Commercial	Vacant	Medium Density Residential
<i>North</i>		"FR" Farm Rural	Vacant and Low Density Residential	Medium Density Residential
<i>South</i>		"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
<i>East</i>		"FR" Farm Rural	Vacant	Medium Density Residential
<i>West</i>		"RS-6" Single-Family 6	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 and is planned for single-family residential uses. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC).  <b>Map No.:</b> 041031  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 200 feet of street frontage along County Road 7B 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).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>County Road 7B</b>	“C1” Minor Collector	60’ ROW 40’ paved	Not Constructed	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “FR” Farm Rural District and the “CG-2” General Commercial District to the “RS-6” Single-Family 6 District to allow for the construction of single-family homes.

**Development Plan:** The subject property is 4.75 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 and the “CG-2” General Commercial District, consists of vacant land, and has remained undeveloped since annexation in 1995. To the north are unplatted large tract single-family homes zoned “FR” Farm Rural District. To the south is a single-family residential subdivision (Legends of Diamante Units 1 & 2, 2009) to the zoned “RS-6” Single-Family 6 District. To the east is vacant property zoned “FR” Farm Rural District. To the west is a man-made pond 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.

**Utilities:**

**Water:** 8-inch C900 line located along Tanzanite Drive.

**Wastewater:** 8-inch PVC line located along Tanzanite Drive.

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

**Storm Water:** 48-inch line located along Ametrine Drive.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the “RS-6” Single-Family 6 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)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (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.

**Planning Commission and Staff Recommendation (February 20, 2019):**

Approval of the change of zoning from the “FR” Farm Rural District and the “CG-2” General Commercial District to the “RS-6” Single-Family 6 District.

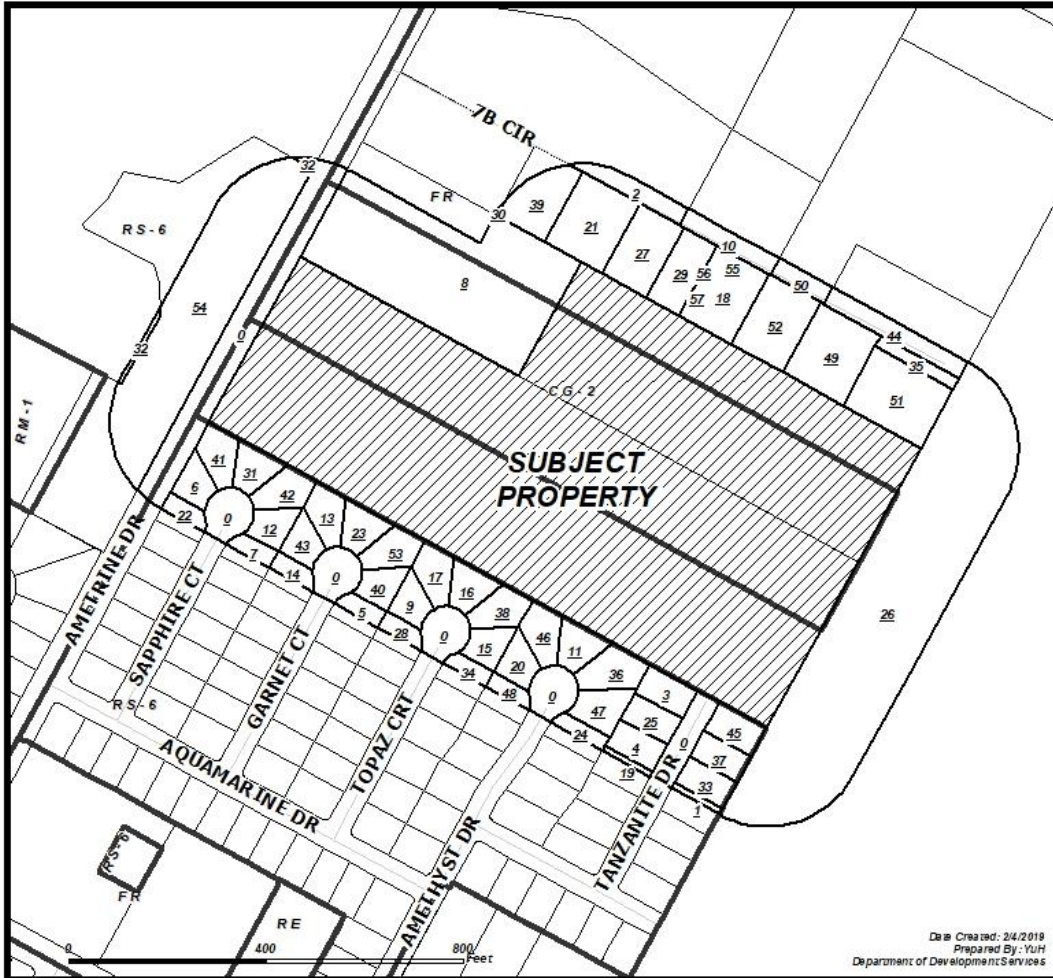
**Vote Results:**

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

<b>Public Notification</b>	Number of Notices Mailed – 57 within 200-foot notification area 5 outside notification area
	<b><u>As of February 15, 2019:</u></b>
	In Favor – 4 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
Totaling 0.39% of the land within the 200-foot notification area in opposition.	

**Attachments:**

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



Date Created: 3/4/2019  
Prepared By: YUH  
Department of Development Services

**CASE: 0219-03**  
**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-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	R2-F Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TH Townhouse
CO-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CSD 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 with 200' listed on attached ownership table  
 Owners in opposition



LOCATION MAP

Printed Name: Chang Sunq

Address: 3602 Amethyst Ct City/State: Corpus Christi, TX

IN FAVOR    ( ) IN OPPOSITION    Phone: 617-953-8655

REASON:

Signature *Chang Sunq*

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1001  
Property Owner ID: 11

Case No. 0219-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

*Received*  
FEB 19 2019  
*Development Services*

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.

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0219-03**

**Mostaghassi Investment Trust** has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** and the **"CG-2" General Commercial District** to the **"RS-6" Single-Family 6 District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**3502 County Road 7B and being 4.750 acre tract of land, recorded under document No. 2014022918, Official Public Records Nueces County, Texas, being a portion out of Lots 20 and 21, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map or plat thereof recorded in Volume A, Pages 41, 42, and 43 in the Map Records Nueces County, Texas, and being all of a 11.640 acre tract of land, recorded under document No. 013053250, Official Public Records of Nueces County, Texas, being a portion out of Lots 20 and 21; Lots 26 and 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map or plat thereof recorded in Volume A, Pages 41, 42, and 43 in the Map Records of Nueces County, Texas, located on the east side of County Road 7B, south of Brooke Road, and north of Slough Road.**

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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: BERNIE DON BRAY II

Address: 6910 VINEYARD DR. City/State: CORPUS CHRISTI, TX

IN FAVOR ( ) IN OPPOSITION Phone: 361-991-8510

REASON: THIS WILL BE A MUCH NEEDED SOLUTION TO THE INFRASTRUCTURE THE AREA HAS BEEN AWAITING. Signature Bernie Don Bray II

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1001  
Property Owner ID: 21

Case No. 0219-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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Printed Name: Christy Anne Guest

Address: 414 Jackson St City/State: Krum TX 76249

IN FAVOR ( ) IN OPPOSITION Phone: 817 940 4359403

REASON:



Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1001  
Property Owner ID: 27

Case No. 0219-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com

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Printed Name: Vikki De Lima

Address: 12733 Burson, Manchaca, Tx 78652 City/State: Manchaca, Tx 78652

IN FAVOR    ( ) IN OPPOSITION

Phone: 512-838-1575

REASON: Development means city infrastructure will be brought to our area! It's about time! Vikki De Lima

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1001  
Property Owner ID: 52

Case No. 0219-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com



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Printed Name: Roland J. Medrano  
Address: 3609 Topaz Ct. City/State: Corpus Christi, Tx 78414  
( ) IN FAVOR (  ) IN OPPOSITION Phone: 361-558-8652  
REASON: NO ACCESS Road. Build A Wide Road ISI!  
Signature: Roland J. Medrano

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1001  
Property Owner ID: 28

Case No. 0219-03  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com