

# ZONING REPORT

Case No.: 1012-03

HTE No. 12-1000032

Planning Commission Hearing Date: October 10, 2012

<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 7.339-acre tract of land out of Lots 29 and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located east of Rodd Field Road and south of Stampede Drive.</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> 7.339 acres  <b>Purpose of Request:</b> To allow the development of a single-family 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	
	<i>West</i>	"FR" Farm Rural	Vacant	Low Density Residential	
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located in 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 to connect to 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>				
<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 (2011)</b>
	Yorktown Blvd.	"A3" Primary-Arterial Divided	130' ROW, 79' paved	140' ROW 24' paved	Not Available

**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 the platting and subsequent construction of a residential subdivision consisting of 32 residential lots.

**Applicant’s Development Plan:** The applicant is proposing an extension of the Rancho Vista Subdivision. The purpose of the change of zoning is to finalize a plat so the land can be sold to potential buyers. The development is planned to have 32 residential lots on the 7.339-acre tract of land.

**Existing Land Uses & Zoning:** South and west of the subject property is vacant land that is zoned “FR” Farm Rural District. An extension of the Rancho Vista subdivision is being constructed 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 populated and zoned “RS-4.5” Single-Family 4.5 District. There are future development plans to expand Rancho Vista to encompass all land around the subject property.

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

**Comprehensive Plan & Area Development Plan (ADP) 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 residential use.

**Plat Status:** The subject property is not currently platted.

**Department Comments:**

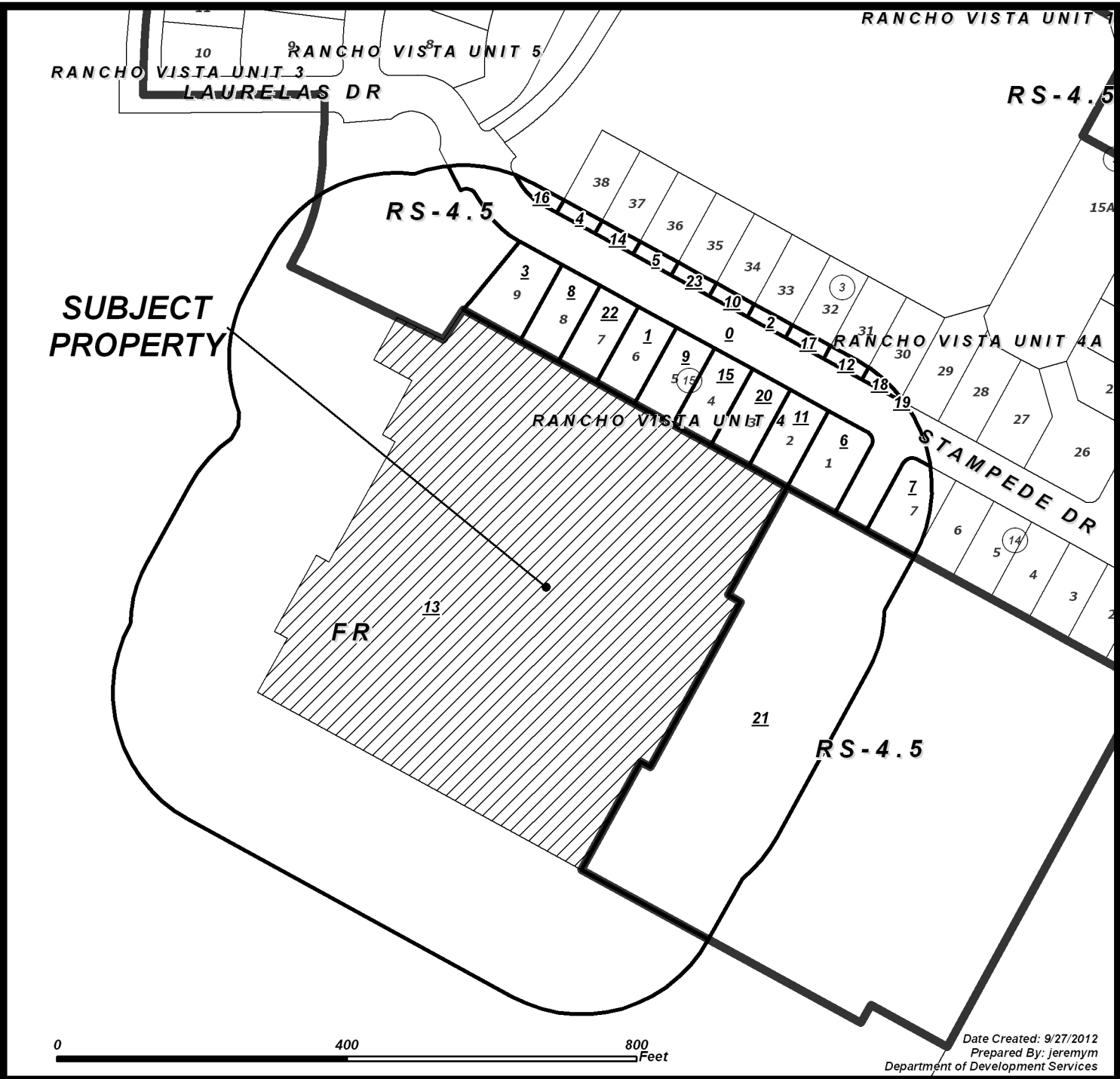
- Extension of the Rancho Vista subdivision is consistent with the adopted Future Land Use Plan and is an appropriate use for this land.
- A preliminary plat for the Rancho Vista subdivision is being submitted to the City and the plat will be laid out in accordance with the zoning regulations.

**Staff Recommendation:**

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 – 23 within 200’ notification area; 1 outside notification area
	<u>As of October 15, 2012:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
For 0.00% in opposition.	

- Attachments:            1. Location Map (Existing Zoning & Notice Area)  
                                  2. Plat



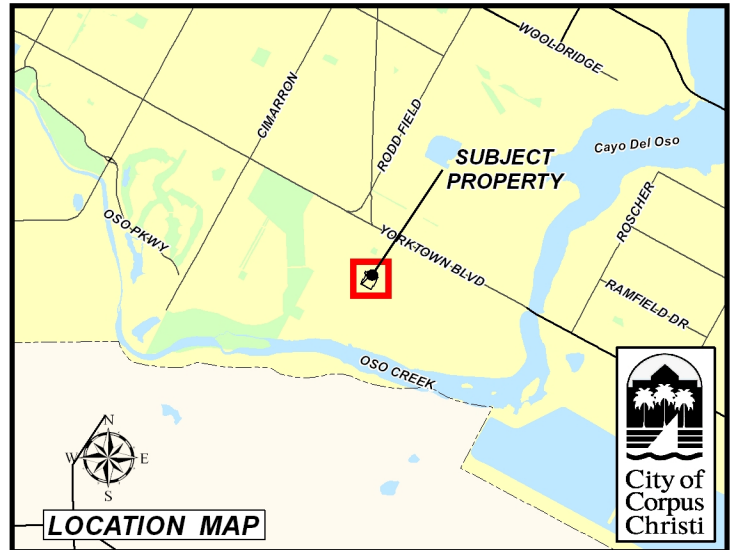
Date Created: 9/27/2012  
 Prepared By: jeremym  
 Department of Development Services

## CASE: 1012-03

### 2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

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



**Notes:**

- 1.) Total platted area contains 7.578 acres of land. (includes Street Dedication).
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
- 3.) The receiving water for the storm water runoff from this property is the Oak Creek. The TCEQ has not classified the aquatic life use for the Oak Creek, but it is recognized as an environmentally sensitive area. The Oak Creek flows directly into the Lago Bay. The TCEQ has classified the aquatic life use for Lago Bay as "contaminated waters" and categorized the receiving water as "contact recreation" use.
- 4.) Bearings are based on the recorded plat of Rancho Vista Subdivision Unit 4A, a map of which is recorded in Volume 57, Pages 508-510, Map Records of Nueces County, Texas.
- 5.) By graphic platting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494, 0540 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.

**Plat of  
Rancho Vista Subdivision  
Unit 7**

*7.578 acres of land out of Lots 29 and 30, Section 25, Four Bluff and Enchial Farm and Garden Tracts, a map of which is recorded in Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas.*

State of Texas  
County of Nueces

YORKTOWN OSD JOINT VENTURE, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and the same are hereinafter dedicated to the public use for the use (uses); that easements are shown or dedicated to the public use for the installation, operation, and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: YORNTOWN OSD JOINT VENTURE

By: FRED BRASELTON, Managing Partner

State of Texas  
County of Nueces

This instrument was acknowledged before me by FRED BRASELTON, as Managing Partner of YORNTOWN OSD JOINT VENTURE, on behalf of said JOINT VENTURE.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

State of Texas  
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by YORNTOWN OSD JOINT VENTURE, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: AMERICAN BANK

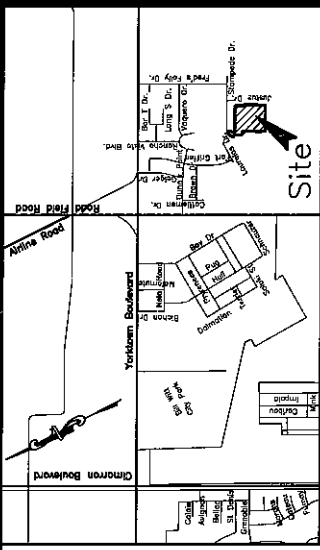
By: PHILIP J. RITLEY, Senior Lending Officer

State of Texas  
County of Nueces

This instrument was acknowledged before me by PHILIP J. RITLEY, as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas



LOCATION MAP N.T.S.

State of Texas  
County of Nueces

I, Keith W. Woolley, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge and belief; I have been engaged under contract to set all Lot and Block corners on this behalf and to complete such operations with due and reasonable diligence consistent with sound professional practices.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Keith W. Woolley, R.P.L.S.  
Texas License No. 0463

State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Charles F. Dibrak, III, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark Van Vleet, P.E.  
Secretary

A. Javier Huerta, A.L.A., Chairman

State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, with its certificate of publication was filed in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in said County in Volume \_\_\_\_\_ Page \_\_\_\_\_ Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. Filed for Record at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Diana T. Barrera, County Clerk  
Nueces County, Texas

By: \_\_\_\_\_ Deputy

Notary Public in and for the State of Texas



DATE: Sept. 21, 2012  
SCALE: 1"=60'  
JOB NO.: 39319.02.08  
SHEET: 1 of 2  
DRAWN BY: XG

CURVE DELTA ANGLE (RADIUS) TANGENT ARC LENGTH  
 CL 90°00'00" 10.00' 10.00' 15.71'

$\Delta = 25^\circ 28' 38"$   
 $R = 131.00'$   
 $T = 30.82'$   
 $L = 80.54'$

Fd. 5/8" I.R. with red plastic cap stamped Union Eng. Co., TX

NS177°51' E 500.84'

NS74°20' E 119.50'

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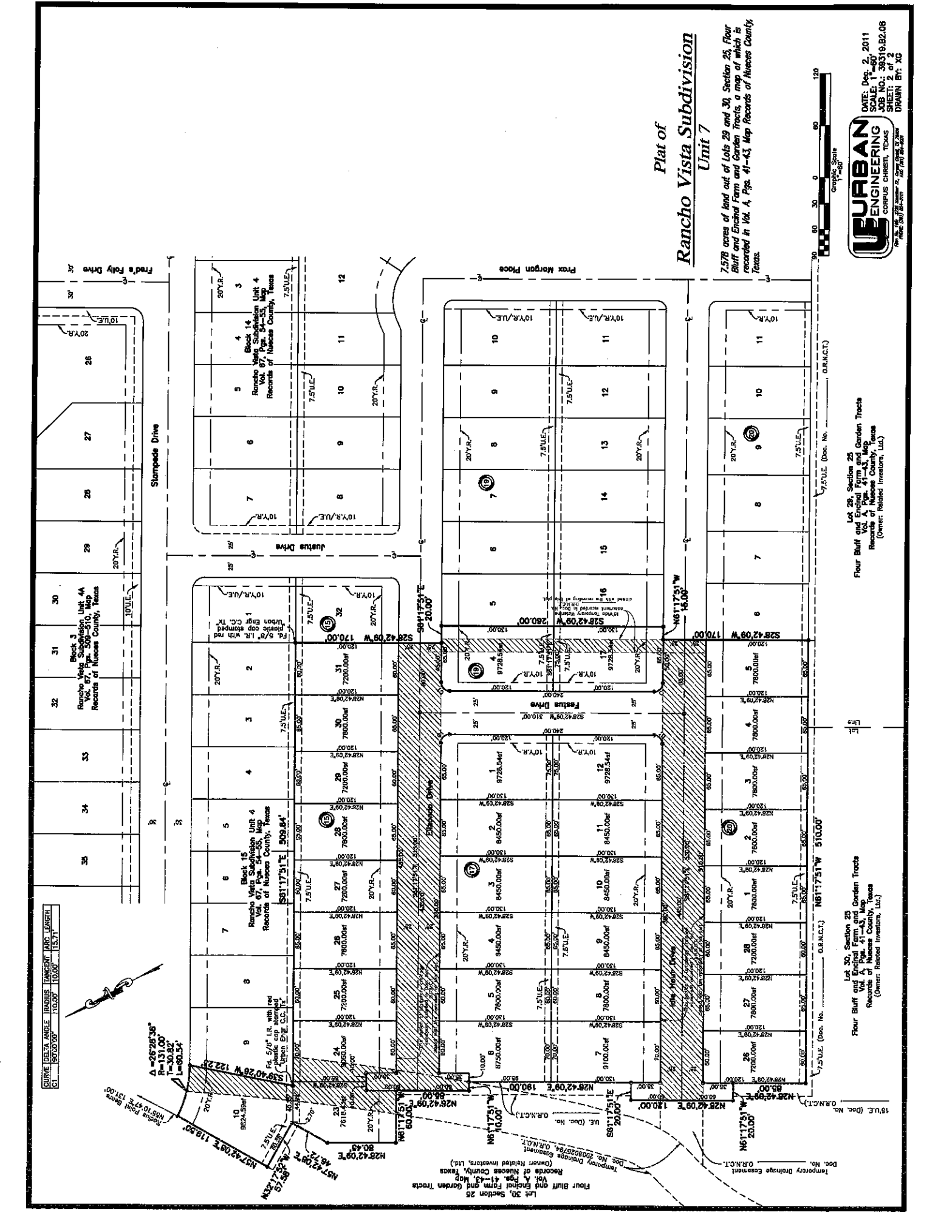
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Plat of  
**Rancho Vista Subdivision**  
 Unit 7

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



DATE: Dec. 2, 2011  
 SCALE: 1"=80'  
 JOB NO.: 38319.B2.08  
 SHEET: 2 of 2  
 DRAWN BY: XG

Lot 29, Section 25  
 Flour Bluff and Enchal Farm and Garden Tracts  
 Records of Nueces County, Texas  
 (Owner: Related Investors, Ltd.)

Lot 30, Section 25  
 Flour Bluff and Enchal Farm and Garden Tracts  
 Records of Nueces County, Texas  
 (Owner: Related Investors, Ltd.)

Doc. No. 20082379, O.R.M.C.T.  
 Temporary Bridge Easement

Doc. No. 20082379, O.R.M.C.T.  
 Temporary Bridge Easement