

STAFF REPORT

Case No. 0415-01
 HTE No. 15-10000010

Planning Commission Hearing Date: April 8, 2015

Applicant & Legal Description	<p>Applicant/Owner: MPM Development, LP Legal Description/Location: Tract 1 being 22.186 acres out of Lots 12, 13, 14, 19, 20, and 21, Section 22, Flour Bluff and Encinal Farm and Garden Tracts, Tract 2 being 1.774 acres out of Lot 12, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, and Tract 3 being 10.183 acres out of Lots 21 and 22, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located east of Airline Road at the intersection of Brooke Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-6" Single-Family 6 District on Tract 1 "CN-1" Neighborhood Commercial District on Tract 2 "RM-2" Multifamily 2 District on Tract 3 Area: 34.143 acres Purpose of Request: To allow a single-family subdivision on Tract 1, Neighborhood Commercial on Tract 2, and Multifamily uses on Tract 3.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"FR" Farm Rural	Vacant	Low Density Residential and Medium Density Residential
<i>North</i>		"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
<i>South</i>		"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Vacant, Low Density Residential, and Public/Semi-Public	Low Density Residential and High Density Residential
<i>East</i>		"RS-6" Single-Family 6 and "FR" Farm Rural	Public/Semi-Public	Public/Semi-Public
<i>West</i>		"RS-6" Single-Family	Vacant	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan – Future Land Use Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for low density residential and medium density residential uses. Regarding consistency with the Future Land Use Plan, the proposed rezoning to "RS-6" Single-Family 6 District on Tract 1 is consistent; the rezoning to the "CN-1" Neighborhood Commercial District on Tract 2 is inconsistent; and the rezoning to the "RM-2" Multifamily 2 District is inconsistent. Map No.: 042032 Zoning Violations: N/A</p>			

Transportation	<p>Transportation and Circulation: The subject property has approximately 810 feet of street frontage along Airline Road, which is an “A-1” Minor Arterial Undivided and 593 feet of street frontage along Brooke Road, which is a “C-1” Minor Residential Collector. The proposed commercial rezoning will be located at the intersection of an Arterial roadway (Airline Road) and a future Collector roadway (Brooke Road). The proposed multifamily uses will have direct access to Airline Road.</p> <p>A Peak Hour Trip calculation required with this rezoning shows an increase in the number of peak hour weekday trips by 183 trips beyond what the planned Future Land Use Plan would have generated. A Traffic Impact Analysis is not required per the Unified Development Code because the threshold of 501 peak hour trips was not met.</p>				
	Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section
Airline Road		“A-1” Minor Arterial Undivided	N/A	95’ ROW 64’ paved	3,301 ADT
Brooke Road		“C-1” Minor Residential Collector	N/A	60’ ROW 40’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District on Tract 1, “CN-1” Neighborhood Commercial District on Tract 2, and “RM-2” Multifamily 2 District on Tract 3.

Development Plan: The applicant proposes to rezone Tract 1 (22.186 acres) to the “RS-6” Single Family 6 District for the purpose of developing approximately 88 single family homes. Tract 3 (10.183 acres) is proposed to be zoned “RM-2” Multifamily to allow construction of an apartment complex consisting of approximately 300 units. A designation of “CN-1” Neighborhood Commercial is proposed on Tract 2 (1.774 acres) to provide retail and office uses that will primarily benefit the planned residential development. The project is planned to be built in two phases and expected to develop over a two year period.

Existing Land Uses & Zoning: The current use of the property is vacant. North of the subject property are low density residential dwellings zoned “RS-6” Single-Family 6 District. South of the subject property are low density residential uses and vacant land zoned “RS-6” Single-Family 6 District and a “RM-3” Multifamily 3 District. East of the subject property are two churches and are zoned “RS-6” Single-Family 6 and “FR” Farm Rural District. West of the subject property is vacant land 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).

Comprehensive Plan & Area Development Plan Consistency: The Comprehensive Plan and the Southside Area Development Plan identify the subject tracts as low density residential and medium density residential. The proposed change to the “RM-2” District on Tract 3 is not consistent with the adopted Future Land Use Map as Tract 3 is about twice as large an area as shown in the plan. However, a larger proposed “RM-2” District and proposed “RS-6” Single-Family 6 District designation conform to the goals and policies of the Comprehensive Plan with respect to:

- 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),

The request to rezone to the “CN-1” District is not consistent with the Future Land use Map, however, the proposed zoning 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),
- Providing goods, services, and employment opportunities that are within walking distance to adjacent residential areas (Comprehensive Plan, Commercial Policy Statement A),
- Encouraging commercial activities such as convenience stores, professional offices, and other services that serve surrounding residential areas at sites that promote and encourage pedestrian traffic while they maintain good vehicular access (Comprehensive Plan Commercial Policy Statement G).

Plat Status: The subject property is not platted. A platting application has been accepted and is currently under review.

Department Comments:

- The rezoning is consistent with the Comprehensive Plan and the Southside Area Development as outlined in the previous section of this report.
- The requested designations are compatible with adjacent uses and do not alter the overall character of the area.
- The property proposed to be zoned “RM-2” District is suitable for an apartment complex and will fulfill certain Comprehensive Plan policy statements pertaining to providing a variety of housing types for families.
- The property proposed to be rezoned “CN-1” District is appropriately located along an arterial and collector roadway and will provide needed services and employment opportunities to adjacent residents.
- Buffer, landscaping, and setback requirements required in the UDC will ensure commercial development is compatible with existing and future residential development.

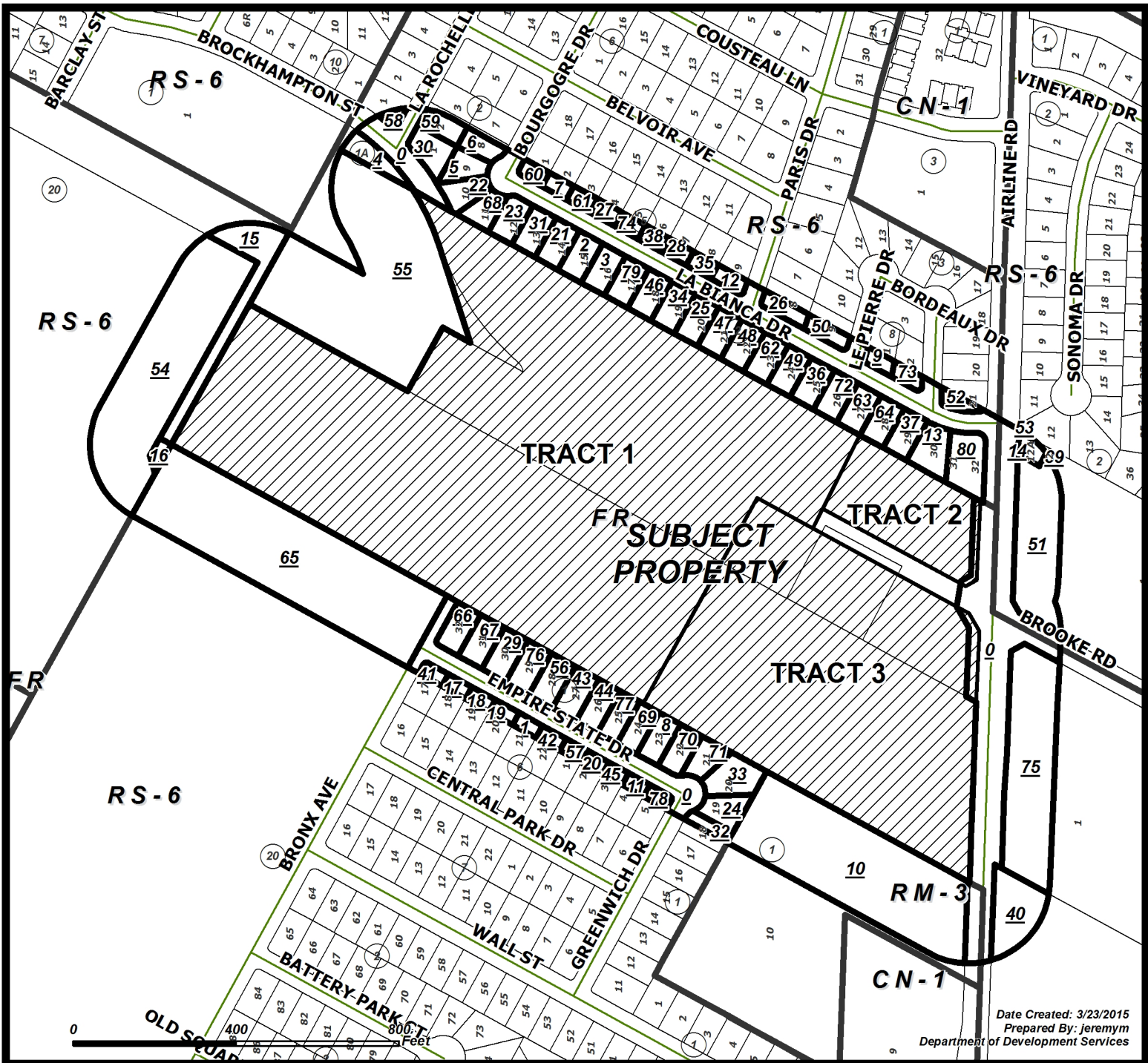
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the to the “RS-6” Single-Family 6 District on Tract 1, “CN-1” Neighborhood Commercial District on Tract 2, and “RM-2” Multifamily 2 District on Tract 3.

Public Notification	Number of Notices Mailed – 80 within 200-foot notification area 11 outside notification area
	<u>As of April 1, 2015:</u>
	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:

1. Location Map (Existing Zoning & Notice Area)
2. Preliminary Plat

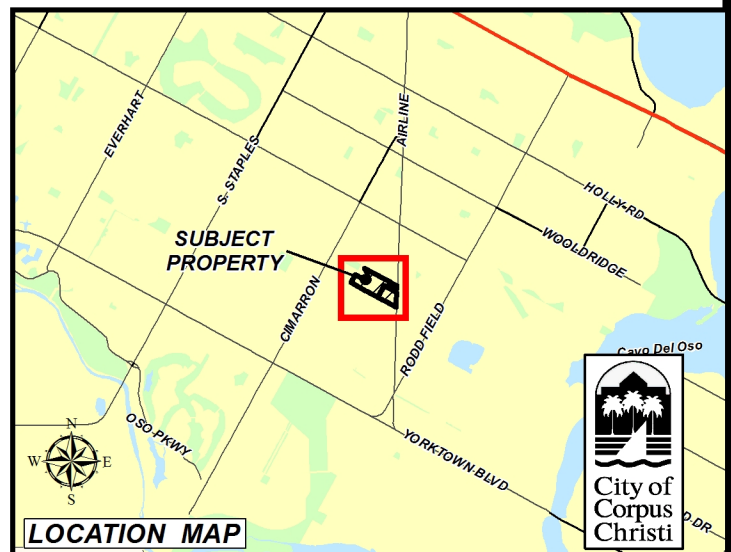


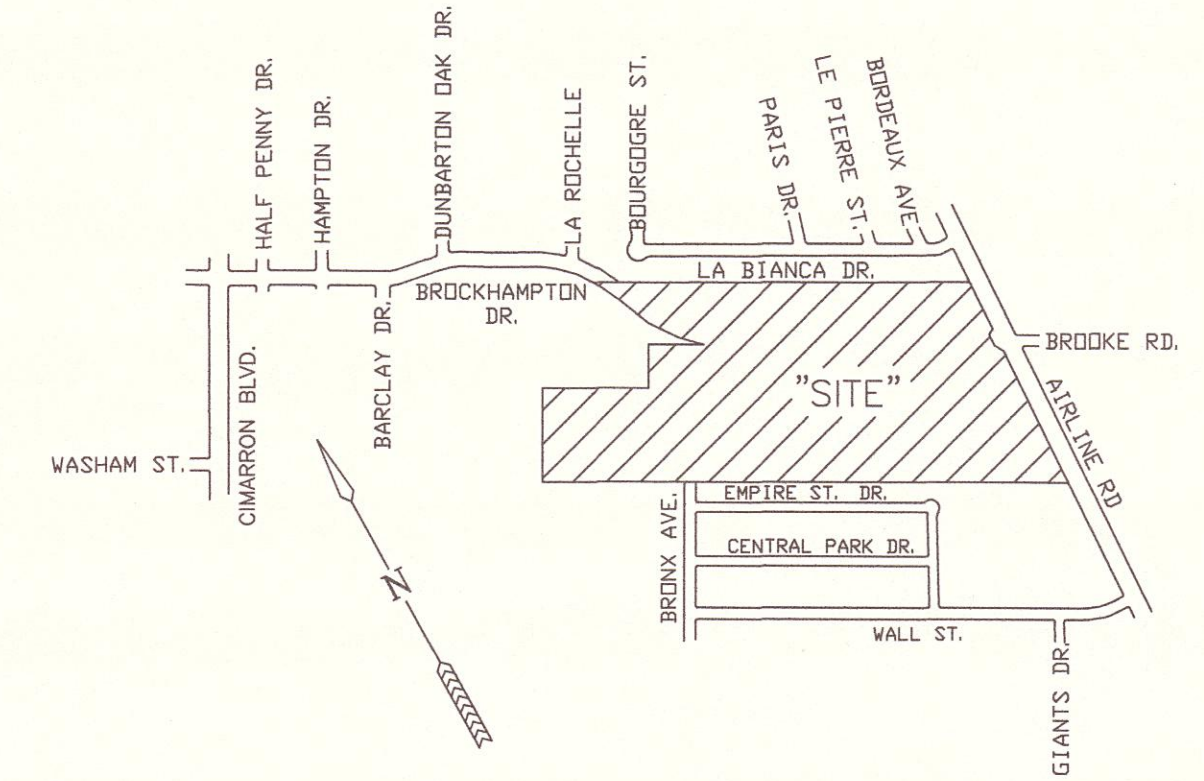
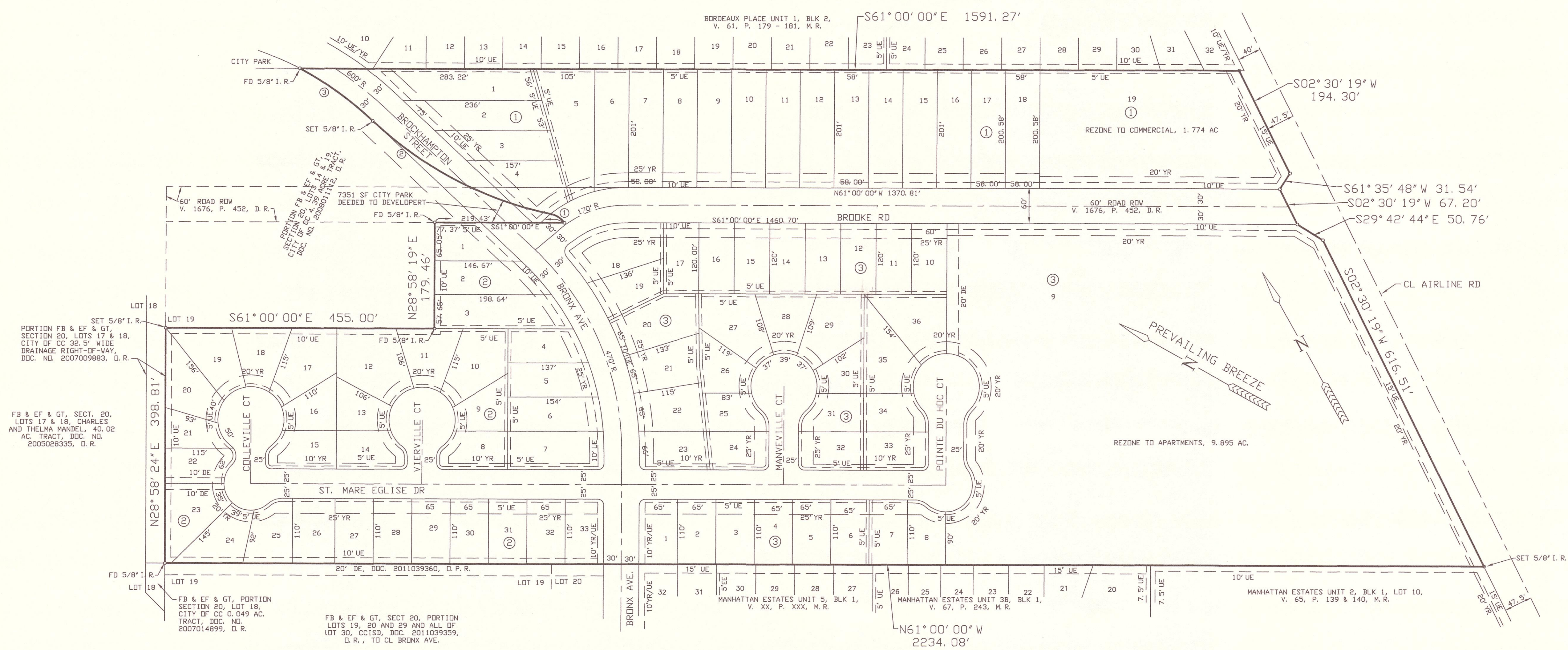
Date Created: 3/23/2015
 Prepared By: Jeremym
 Department of Development Services

CASE: 0415-01 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





PORTION FB & EF & GT, SECTION 20, LOTS 17 & 18, CHARLES AND THELMA MANDEL, 40.02 AC. TRACT, DOC. NO. 2007009883, D.R.

FB & EF & GT, PORTION SECTION 20, LOT 18, CITY OF CC 0.049 AC. TRACT, DOC. NO. 2007014899, D.R.

FB & EF & GT, SECT 20, PORTION LOTS 19, 20 AND 29 AND ALL OF LOT 30, CC1SD, DOC. NO. 2011039359, D.R., TO CL BRINK AVE.

CURVE DATA

① D=44' 18" 10"	② D=31' 29" 24"	③ D=15' 20" 57"
R=35.00'	R=630.00'	R=570.00'
T=14.25'	T=177.62'	T=76.81'
L=27.06'	L=346.25'	L=152.70'
CB=N27°10' 56" W	CB=S33°35' 19" E	CB=N53°31' 07" W
CH=26.39'	CH=341.91'	CH=152.24'

- NOTES:**
1. THE BASIS OF BEARINGS IS THE SOUTHWEST BOUNDARY LINE OF BORDEAUX PLACE UNIT 1, S61°00'00"E, AS SHOWN.
 2. THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485484 0540 C, REVISED MARCH 18, 1985.
 3. THE SUBJECT SITES CONTAIN 34.556 ACRES INCLUDING STREETS TO BE DEDICATED.
 4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 5. THE PROPERTY IS CURRENTLY ZONED FR FARM RURAL DISTRICT. ALL OF THE LOTS WILL BE USED FOR SINGLE FAMILY EXCEPT FOR APARTMENTS AND COMMERCIAL AS SHOWN.
 6. PROPOSED AGREEMENT - THE CITY WOULD DEED THE 7351 SF PORTION OF PARK AS SHOWN (PARK THAT IS EAST OF THE WEST RIGHT-OF-WAY LINE OF PROPOSED BROCKHAMPTON STREET/BRONX AVENUE) TO DEVELOPER AND IN RETURN DEVELOPER WOULD DEDICATE STREET RIGHTS-OF-WAY AS INDICATED.

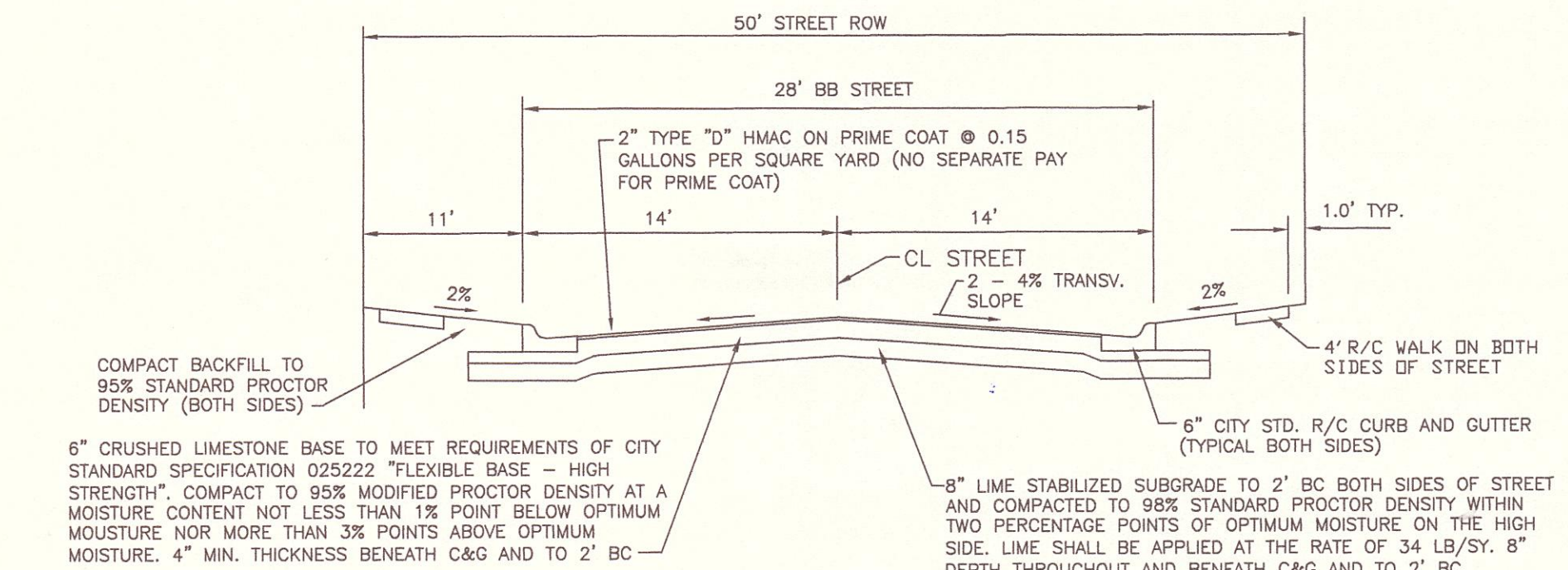


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, P.C. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

MPM DEVELOPMENT, LP
P.O. BOX 331308, CORPUS CHRISTI, TEXAS 78463
774-3832

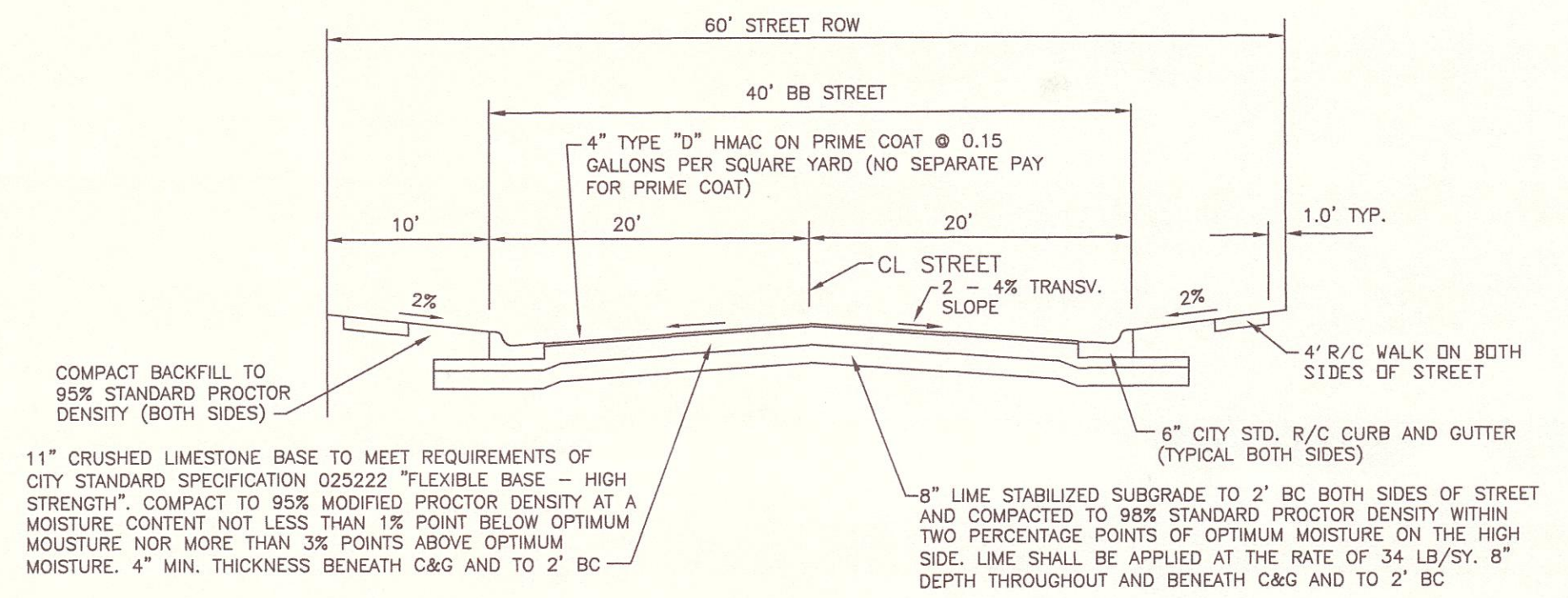


BASS & WELSH ENGINEERING TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404	
PRELIMINARY PLAT BORDEAUX PLACE FUTURE UNITS A 34.556 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, SECTION 20, LOTS 12, 13, 14 AND 19 - 22, A MAP OF WHICH IS REQUIRED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS, NUECES CO., TX CORPUS CHRISTI, NUECES CO., TX.	
DWN. _____	PLOT SCALE: 1" = 100'
CHK. N. WELSH	SCALE (N): SAME SCALE (P): NONE DATE PLOTTED 12/10/14
COM. NO. _____	PREL AS PREL
JOB NO. 03026	SHEET 1 OF 1



- NOTES:**
1. PAY FOR CRUSHED LIMESTONE BASE AS 6" THICKNESS REGARDLESS OF 4" MINIMUM DEPTH IN SOME AREAS.
 2. CRUSHED LIMESTONE BASE AND LIME STABILIZED SUBGRADE SHALL EXTEND TO 2" BC AS FOR TYPICAL SECTION HEREOF.

TYPICAL STREET SECTION - 50' ROW
N.T.S.



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- ALTERNATE SECTION**
IN LIEU OF 4" HMAC, 11" CRUSHED LIMESTONE AND 8" LIME STABILIZED SUBGRADE, 7" R/C 4400 PSI PAVING ON 8" LIME STABILIZED SUBGRADE MAY BE USED

TYPICAL STREET SECTION - 60' ROW C-1 COLLECTOR
N.T.S.