

STAFF REPORT

Case No. 0115-03
 HTE No. 14-10000049

Planning Commission Hearing Date: January 14, 2015

Applicant & Legal Description	<p>Applicant/Owner: MPM Development LP Representatives: Mossa Mostaghasi Legal Description/Location: King Estates Unit 4, Block 1, Lots 1 through 7, and Block 2, Lots 1 through 28.</p>			
Zoning Request	<p>From: "RS-22" Single-Family 22 To: "RS-15" Single-Family 15 Area: 23.93 acres Purpose of Request: To reduce side yard requirements from ten feet to five feet in the 35-lot subdivision.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RS-22" Single-Family 22	Vacant	Low Density Residential
<i>North</i>		"CN-1" Neighborhood Commercial and "FR" Farm Rural	Public Semi-Public	Commercial and Public Semi-Public
<i>South</i>		"FR/SP" Farm Rural with a Special Permit	Low Density Residential	Estate Residential
<i>East</i>		"FR" Farm Rural	Park	Park
<i>West</i>		"RE" Residential Estate	Estate Residential	Estate Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the London Area Development Plan and is planned for estate residential uses. The proposed rezoning to the "RS-15" Single-Family 15 District is not consistent with the adopted Future Land Use Plan or the London Area Development Plan. Map No.: 046030 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,000 feet of street frontage along South Staples Street, which is designated as an "A3" Primary Arterial Divided street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2010)
	South Staples Street	"A3" Primary Arterial Divided	130' ROW 79' paved	140' ROW 40' paved	7,651 ADT

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-22" Single-Family 22 District to the "RS-15" Single-Family 15 District to reduce side yard requirements from ten feet to five feet in the 35-lot subdivision.

Development Plan: Applicant proposes to construct single-family residences ranging in size from 2,500 square feet to 3,500 square feet.

Existing Land Uses & Zoning: North of the subject property, across South Staples Street, is the Botanical Gardens Park in the "FR" Farm Rural District. South of the subject property is low density housing in the "RS-6" Single-Family 6 District. East of the subject property in the "FR" Farm Rural District is park land owned by the City of Corpus Christ and west is residential estate housing.

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 subject property is located within the boundaries of the London Area Development Plan. The proposed change of zoning to the "RS-15" Single-Family 15 District is not consistent with the adopted Future Land Use Plan, which slates the property for an estate residential use.

Plat Status: The subject property is platted and each lot is in excess of 22,000 square feet.

Department Comments:

- The properties located south and west of the subject property are developed with single-family uses. The proposed rezoning is consistent with the land use and zoning patterns of adjacent properties.

- The “RS-22” District requires a minimum lot area that accommodates the use of septic systems. If the change of zoning is granted, the “RS-15” District would require lots to remain at half-acres in size.
- The proposed rezoning would not negatively impact the surrounding properties. Although inconsistent with the Future Land Use Plan’s designation of the property as an “estate residential” use, half-acre lots are consistent with the subdivision south of the subject property and appropriate for this location.
- The property to be rezoned is suitable for uses permitted by the “RS-15” Single-Family 15 District.

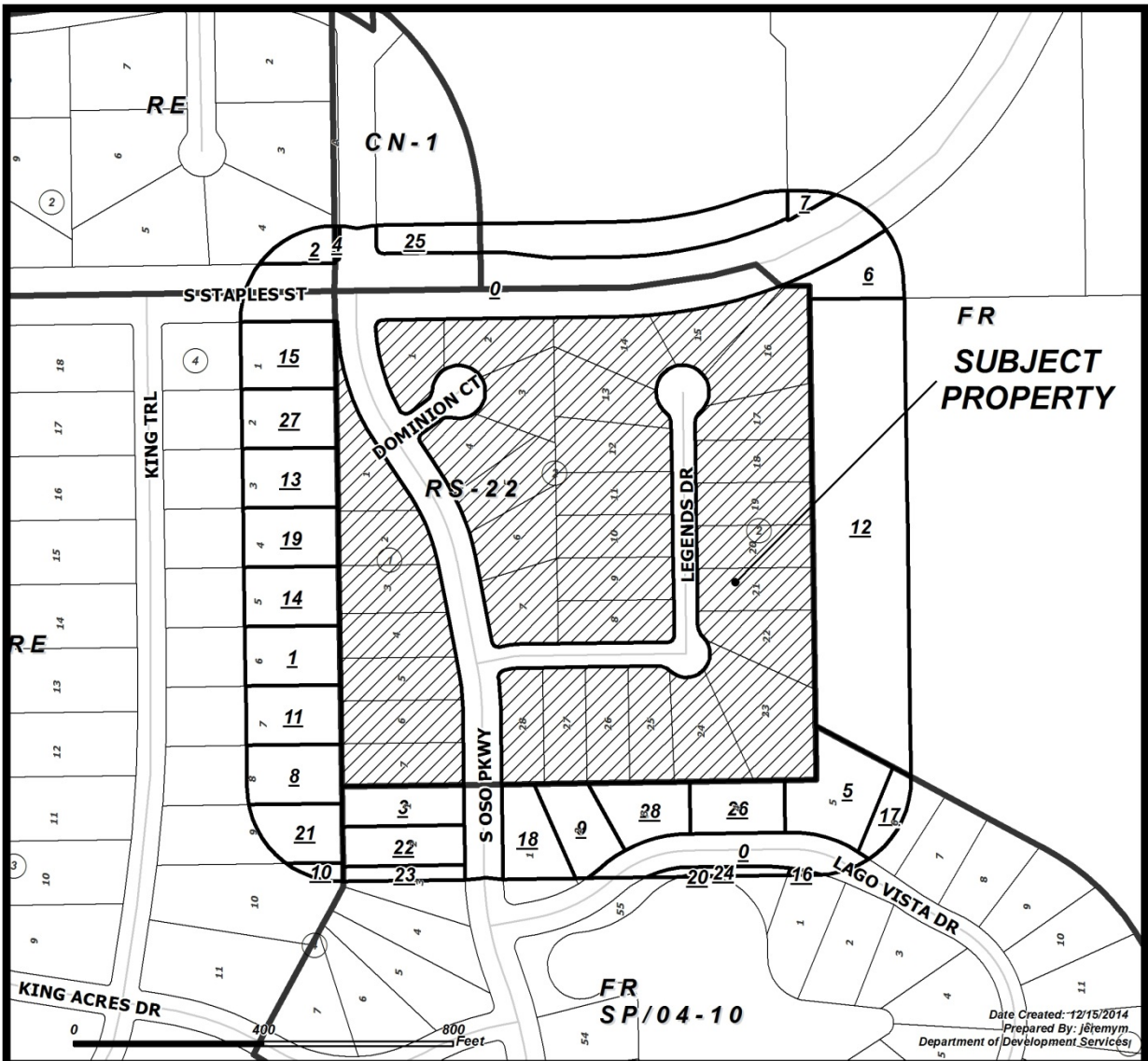
Staff Recommendation:

Approval of the change of zoning from the “RS-22” Single-Family 22 District to the “RS-15” Single-Family 15 District.

Public Notification	Number of Notices Mailed – 28 within 200-foot notification area 1 outside notification area
	<u>As of January 7, 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. Plat

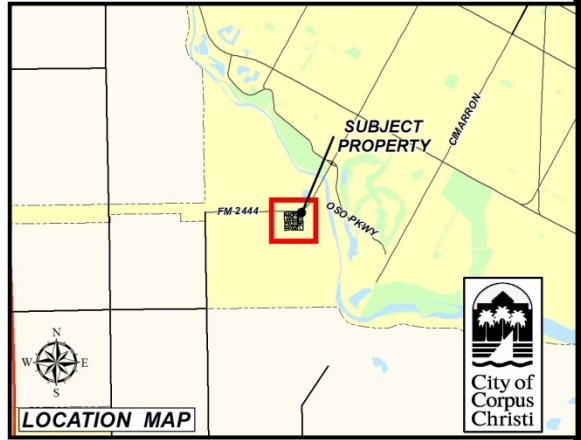


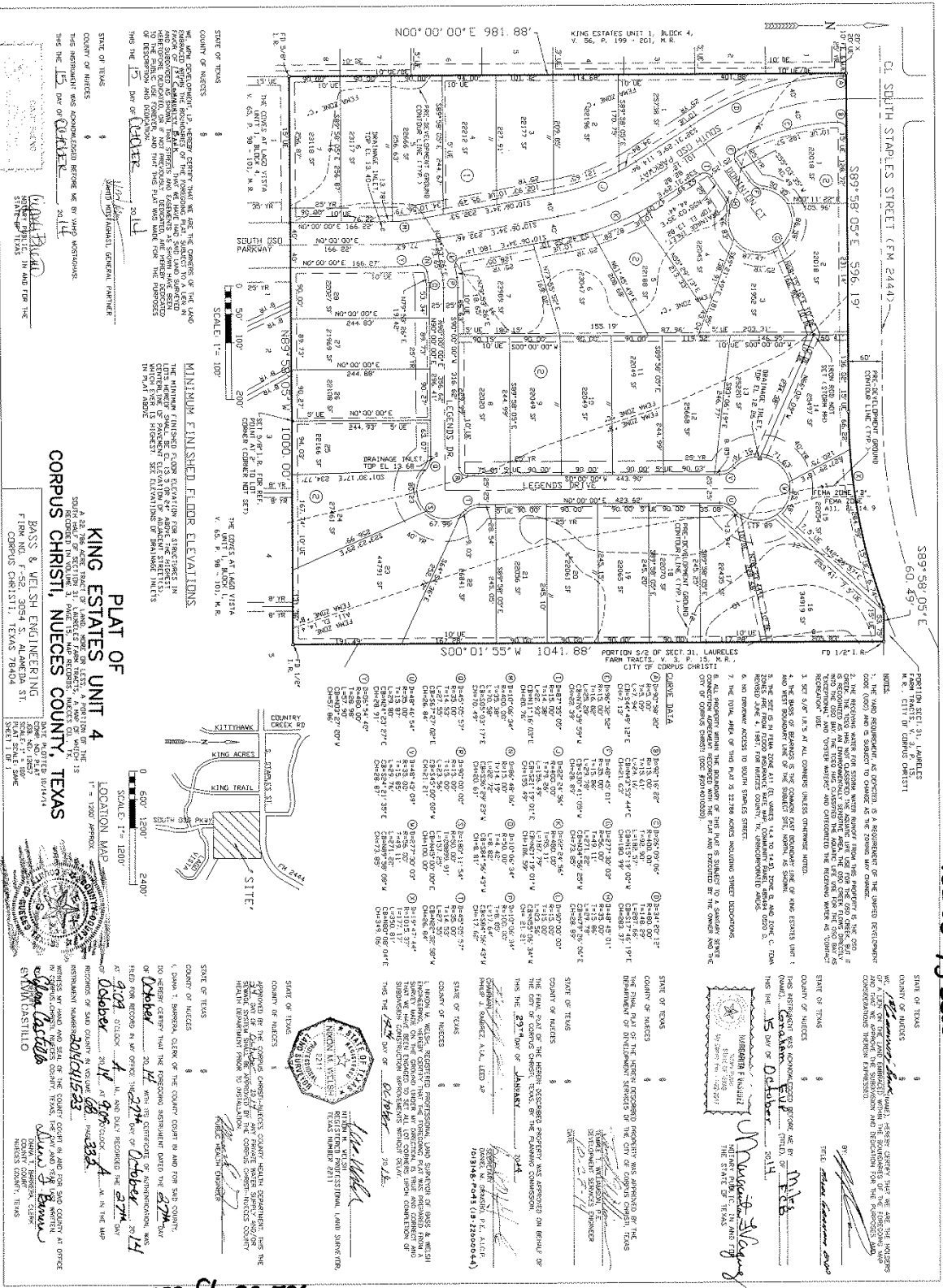
Date Created: 12/15/2014
 Prepared By: Jeremy
 Department of Development Services

CASE: 0115-03
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-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





STATE OF TEXAS
 COUNTY OF NUECES
 THIS INSTRUMENT WAS APPROVED BEFORE ME BY MY PREDECESSOR, the undersigned, on the 15th day of October, 2014, in and for the County of Nueces, State of Texas.

MINIMUM FINISHED FLOOR ELEVATIONS
 THE FINISH FLOOR ELEVATION FOR STRUCTURES IN THIS PLAT SHALL BE 1.5 TO 3.0 FEET ABOVE THE HIGHEST ADJACENT TIDE LEVEL, WHICH SHALL BE THE HIGHEST SEA ELEVATION OF BENCHMARK IN EACH BLOCK.

**PLAT OF
 KING ESTATES UNIT 4
 CORPUS CHRISTI, NUECES COUNTY, TEXAS**

BASS & WELSH ENGINEERING
 FIRM NO. F-52, 3054 S. ALAMEDA ST.
 CORPUS CHRISTI, TEXAS 78404

STATE OF TEXAS
 COUNTY OF NUECES
 I, DAVID T. BARNES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 15th day of October, 2014, WHICH IS HEREBY RECORDED, WAS FILED FOR RECORD IN MY OFFICE ON THE 15th day of October, 2014, AT 9:08 AM, AND DULY RECORDED THE 27th day of October, 2014, AT 9:08 AM, IN THE MAP RECORDED BOOK NUMBER 2014CH1553.

CABLE DATA

1) 200'± 0.00'	2) 200'± 0.00'	3) 200'± 0.00'	4) 200'± 0.00'
5) 200'± 0.00'	6) 200'± 0.00'	7) 200'± 0.00'	8) 200'± 0.00'
9) 200'± 0.00'	10) 200'± 0.00'	11) 200'± 0.00'	12) 200'± 0.00'
13) 200'± 0.00'	14) 200'± 0.00'	15) 200'± 0.00'	16) 200'± 0.00'
17) 200'± 0.00'	18) 200'± 0.00'	19) 200'± 0.00'	20) 200'± 0.00'

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