

ZONING REPORT

Case No. 0122-05
 INFOR No. 21ZN1052

Planning Commission Hearing Date: January 26, 2022

Applicant & Legal Description	<p>Owner: Land Majestic, LLC. Applicant: Land Majestic, LLC Location Address: 302 Graham Road Legal Description: 21.118-acre tract out of Lots 9 and 10, Section 55, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Graham Road, east of Waldron Road, and west of Laguna Shores Road</p>			
Zoning Request	<p>From: "RM-1" Multifamily District To: "RV" Recreational Vehicle Park District Area: 21.118 acres Purpose of Request: To allow for the construction of a RV Park</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily District	Vacant	High Density Residential
	<i>North</i>	"RM-1" Multifamily District	Low Density Residential and Drainage	Permanent Open Space and High Density Residential
	<i>South</i>	"RM-1" Multifamily District	Vacant and Low Density Residential	High Density Residential
	<i>East</i>	"IH" Heavy Industrial District and "RM-1" Multifamily District	Vacant and Light Industrial	High Density Residential
	<i>West</i>	"CG-2" General Commercial District	Park and Commercial	High Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a high-density residential use. The proposed rezoning to the "RV" Recreational Vehicle Park District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. City Council District: 4 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 660 feet of street frontage along Graham Road 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 and 3,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Graham Road	“C1” Minor Collector	60’ ROW 40’ paved	45’ ROW 20’ paved	N/A

Staff Summary:

Existing Land Uses & Zoning: The subject property is rezoned “RM-1” Multifamily District and has remained vacant since annexation in 1961. To the north across the O’Neil Drainage Channel are residential homes zoned “RM-1” Multifamily District. The O’Neil Drainage Channel is 120 feet wide with a depth of 7.9 feet. To the south are residential homes zoned “RM-1” Multifamily District. To the east are vacant properties zoned “RM-1” Multifamily District. To the west is Wranosky Park and a mini-storage complex zoned “CG-2” General Commercial 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: 6-inch ACP line located along Graham Road

Wastewater: 8-inch PVC line located along Graham Road

Gas: 4-inch Service Line located along Graham Road

Storm Water: O’Neil Drainage Channel along rear property line

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a high-density residential use. The proposed rezoning to the “RV” Recreational Vehicle Park District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. 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 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)
- Support expanded and additional recreation vehicle area to serve tourists. Rezoning of proposed commercial and/or multi-family land use near SPID and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles (RV) would take advantage of the natural resource of the

Laguna Madre, excellent access to SPID, and would meet community objectives to minimize the potential for property losses in flood-prone areas. (Flour Bluff Area Development Plan Policy Statement 4.4)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), warrants an amendment to the Future Land Use Map, and is compatible with the adjoining properties.
- The subject property has direct access to a collector street and is separated on two sides by the O’Neil Drainage Channel (120-foot wide).

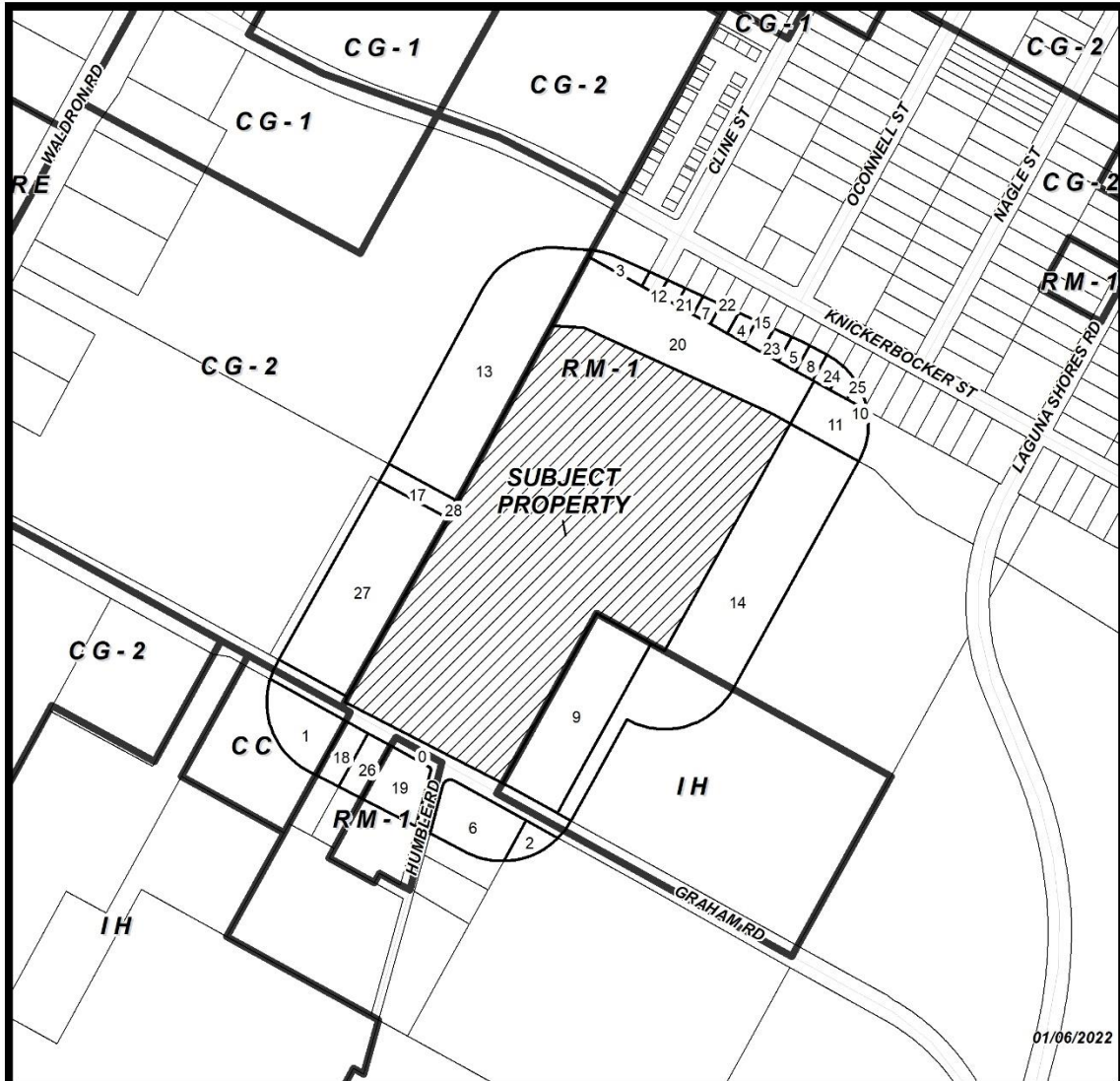
Planning Commission & Staff Recommendation (January 26, 2022):

Approval of the change of zoning from the “RM-1” Multifamily District to the “RV” Recreational Vehicle Park District.

Public Notification	Number of Notices Mailed – 29 within 200-foot notification area. 5 outside notification area
	<u>As of January 26, 2022:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 6 inside notification area – 0 outside notification area
	Totaling 6.14% of the land within the 200-foot notification area in opposition.
<small>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</small>	

Attachments:

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



CASE: 0122-05

Zoning and notice Area

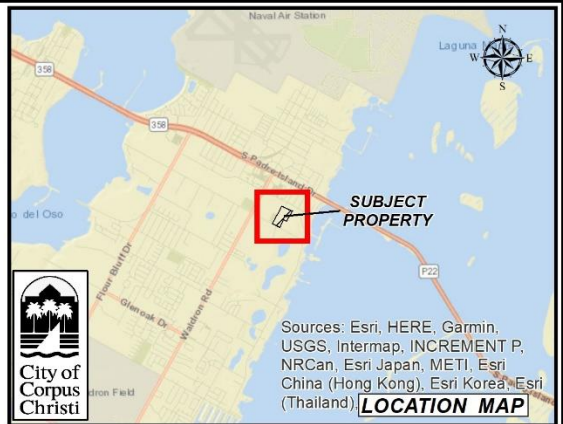
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand). **LOCATION MAP**

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 comisión 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. 0122-05**

Land Majestic, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-1" Multifamily District** to the **"RV" Recreational Vehicle Park District, not resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for a RV Park.** The property to be rezoned is described as:

A property located at or near 302 Graham Road and described as being a 21.118-acre tract out of Lots 9 and 10, Section 55, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Graham Road, east of Waldron Road, and west of Laguna Shores Road.

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 **Wednesday, January 26, 2022**, 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: CALVIN SELF

Address: 1214 Graham Rd, City/State: CC TX 78418

() IN FAVOR IN OPPOSITION Phone: 361-946-5945

REASON: Bring down home values.

Calvin Self, by Michelle Self-Campbell
Signature as agent under Durable Statutory POA

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Printed Name: Charles V. Anderson III

Address: 409 Knickerbocker St City/State: Corpus Christi, TX.

78418

() IN FAVOR (x) IN OPPOSITION Phone: (361) 244-0081

REASON:

This area should not be developed at all, due the large number of birds that use that area as a rest stop during their migration.


Signature

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Printed Name: MARVIN & Sherri Asbury

Address: 309 Knickerbocker City/State: CC TX 78418

() IN FAVOR IN OPPOSITION Phone: 810 618 8856

REASON:
Lower property values, 2 Parks already on Waldron streets ARE NOT built FOR that type OF Traffic Ahead y have a homeless person issue in this Area Camper trash will blow into Laguna Madre (plates, cups, napkins etc.)

Signature Marc K Asbury
Sherri L. Asbury

SEE MAP ON REVERSE SIDE
INFOR Case No.: 212N1052
Property Owner ID: 25

Case No. 0122-05
Case Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: Quentin Hall, Lynne Hall

Address: 313 Knickerbocker St. City/State: CORPUS CHRISTI, TX

() IN FAVOR IN OPPOSITION Phone: (956) 285-0827

REASON:


Signature