

# PLANNING COMMISSION FINAL REPORT

Case No.: 0415-02

HTE No. 15-10000012

Planning Commission Hearing Date: April 8, 2015

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owners:</b> Superior N &amp; R Development LLC  <b>Legal Description/Location:</b> 19.697 acres out of Lot 22, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located south of Graham Road between Ruddock Drive and Dove Lane.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 19.697 acres  <b>Purpose of Request:</b> To allow the construction 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>		"RS-6" Single-Family 6 District	Vacant	Low Density Residential
<i>North</i>		"RE" Residential Estate District	Vacant	Estate Residential
<i>South</i>		RS-6" Single-Family 6 District	Vacant	Low Density Residential
<i>East</i>		"RS-6" Single-Family 6 District	Low Density Residential and Vacant	Low Density Residential
<i>West</i>		"RS-6" Single-Family 6 District	Estate Residential, Low Density Residential, and Light Industrial	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP) and is planned for low density residential uses. The proposed change of zoning is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 035031  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The area to be rezoned has access to Graham Road, which the Urban Transportation Plan shows as a proposed C1 Collector.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Graham Road	C1 Collector	60' ROW 40' paved	40' ROW 20' paved	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

**Development Plan:** The applicant plans to develop the 19.67 acre property for a single-family residential subdivision. The minimum development standards for the “RS-4.5” Single-Family 4.5 District are 4,500 square foot lots, 45-foot lot widths and 20-foot front yard setbacks.

**Existing Land Uses & Zoning:** The subject property is vacant and zoned “RS-6” Single-Family 6 District. North of the subject property is zoned “RE” Residential Estate District and is vacant. South of the subject property is zoned “RS-6” Single-Family 6 District and the land is currently vacant. Properties to the west of the subject property are zoned “RS-6” Single-Family and are either vacant or occupied by estate residential uses, low density residential uses, or light industrial uses. East of the subject property are low density residential uses zoned “RS-6” Single-Family 6 District.

**AICUZ:** The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is within the boundaries of the Flour Bluff ADP. The proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for low density residential uses.

**Department Comments:**

- The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for the proposed uses.
- The Rezoning is consistent with the Comprehensive Plan.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.
- Planning Commission discussed concerns about increased density and impacts to existing wetlands. It was noted, however, the property is currently zoned “RS-6” Single-Family 6 District, which allows single-family development to occur today.

**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

**Planning Commission Recommendation (April 8, 2015):**

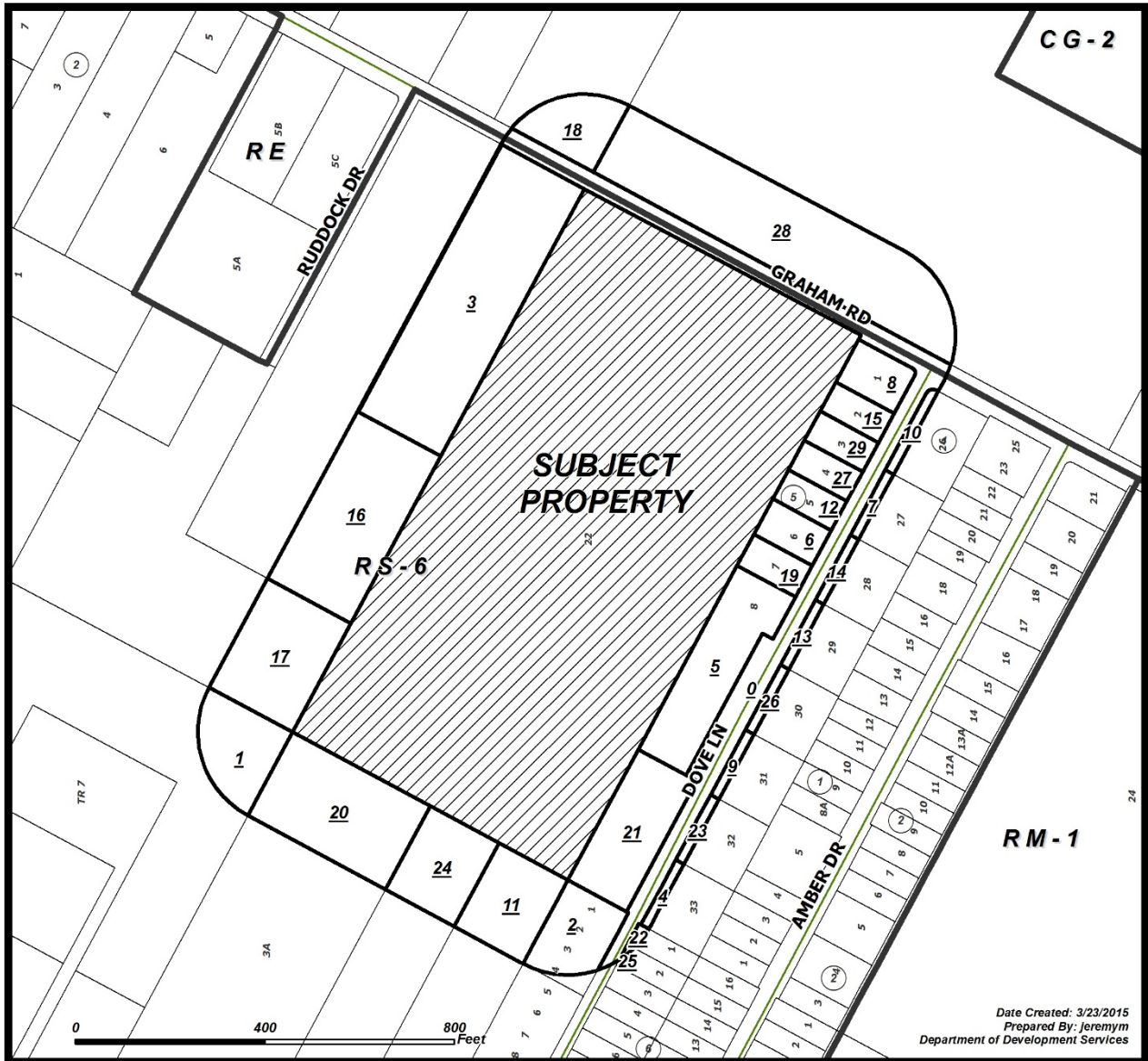
Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

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<b>Public Notification</b>	Number of Notices Mailed – 29 within 200-foot notification area; 11 outside notification area
	<b><u>As of April 21, 2015:</u></b>
	In Favor – 0 inside notification area; 0 outside notification area
	In Opposition – 6 inside notification area; 0 outside notification area
For 43.08% in opposition.	

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

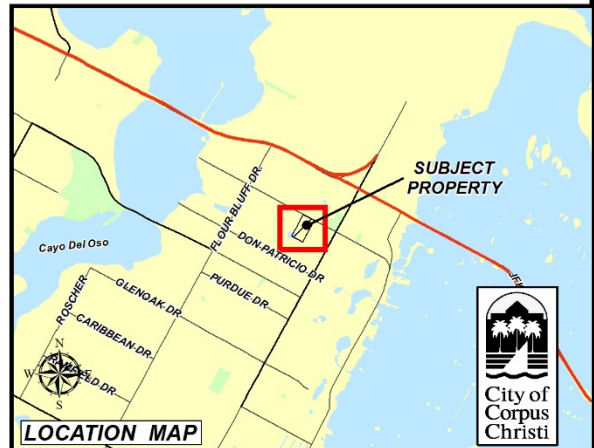


Date Created: 3/23/2015  
 Prepared By: Jeremym  
 Department of Development Services

### CASE: 0415-02 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	

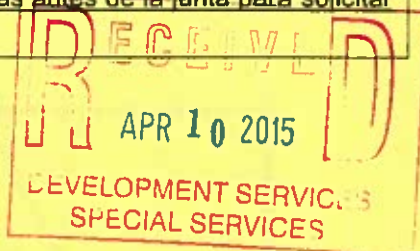
Subject Property with 200' buffer  
 Owners in favor  
 Owners within 200' listed on attached ownership table  
 Owners in opposition



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. 0415-02**



Superior N&R Development, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property to be rezoned is described as:

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The Planning Commission may recommend to City Council approval or denial, or approval of different Special Permit conditions. 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 on Wednesday, April 8, 2015, 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.

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Printed Name: CALVIN L. SELF

Address: 1214 GRAHAM RD City/State: CORPUS CHRISTI TX

( ) IN FAVOR (X) IN OPPOSITION Phone: (361) 937-1539 78418-444

REASON: OUR RESIDENCE ON THREE ACRES ADJOINS THE NORTHWEST SIDE OF THE SUBJECT PROPERTY. WE OBJECT TO THE REDUCTION IN THE SIZE OF THE LOTS, ALL THE HOMES ADJOINING ON THE NORTH WEST SIDE OF GRAHAM ROAD ARE BUILT ON TRACTS OF LAND 1-3 ACRES OR LARGER,

Signature Calvin Self  
CALVIN SELF

SEE MAP ON REVERSE SIDE  
Property Owner ID: 3  
HTE# 15-10000012

Case No. 0415-02  
Project Manager: Jesse Hernandez

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APR 10 2015  
DEVELOPMENT SERVICES  
SPECIAL SERVICES

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Printed Name: LUIS G. GUAYARDO

Address: 830 DON PATRICIO RD. City/State: CORPUS CHRISTI TEXAS 784

( ) IN FAVOR (✓) IN OPPOSITION Phone: (361) 960-8666

REASON: A LOT OF WILDLIFE WILL BE AFFECTED. HOW WILL THIS DEVELOPMENT IMPACT? FLOODING OF SURROUNDING PROPERTY?

Luis Guayardo  
Signature

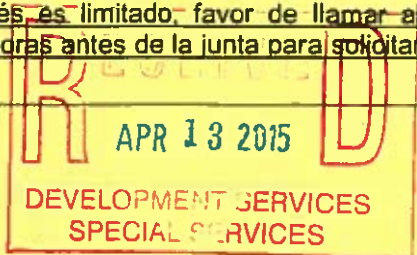
SEE MAP ON REVERSE SIDE  
Property Owner ID: 11  
HTE# 15-1000012

Case No. 0415-02  
Project Manager: Jesse Hernandez

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Printed Name: William Glenn Stanford  
Address: 1313 Graham Rd. City/State: Corpus Christi, TX  
( ) IN FAVOR  IN OPPOSITION Phone: 361 438 5427

REASON: poor drainage, lack of city maintenance on roads  
Already there" Ruddock rd "water city theft.

Signature [Handwritten Signature]

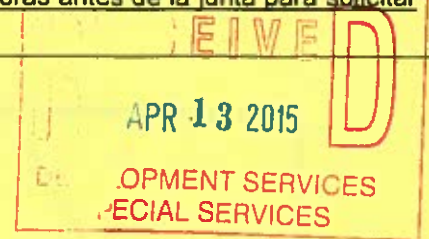
SEE MAP ON REVERSE SIDE  
Property Owner ID: 16  
HTE# 15-1000012

Case No. 0415-02  
Project Manager: Jesse Hernandez

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Printed Name: Joe Poses  
Address: 1801 EMMAUS DR City/State: CC TX 78418  
( ) IN FAVOR (  ) IN OPPOSITION Phone: 361 946 9546

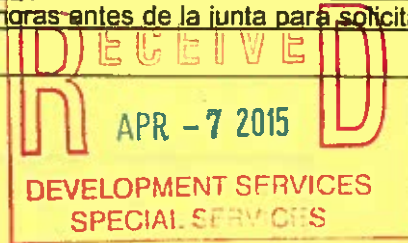
REASON: I HAVE ZOAC NEXT TO THIS SITE AND I DO NOT WANT THEM TO HURT THE WETLANDS THAT ARE LOCATED ON THE SOUTH SIDE OF THIS SITE.  
Signature:



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Printed Name: STEPHEN LEE KRAUSE Debby Jo Krause  
Address: 950 Don Patricio Rd City/State: Corpus Christi Tx  
( ) IN FAVOR  IN OPPOSITION Phone: 361 937 3364

REASON:  
*Potential increase of population density will possibly affect the natural drainage at rear of the property. This will cause potential flooding of other bordering properties to the south. These southern properties already have northern wet areas when we receive rains.*

SEE MAP ON REVERSE SIDE  
Property Owner ID: 20  
HTE# 15-1000012

Signature: Stephen L. Krause  
Debby J. Krause  
Project Manager: Jesse Hernandez  
Case No. 0415-02

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Printed Name: CYNTHIA NEIGHBORS  
Address: 848 DON PATRICIO RD. City/State: CORPUS CHRISTI TEXAS 78418  
( ) IN FAVOR (✓) IN OPPOSITION Phone: (361) 834-1731

REASON: THIS DEVELOPMENT WILL DIRECTLY AFFECT A NATURAL WILDLIFE SANCTUARY. IF THEY FILL IN THE POND AREA ALL OF THE SURROUNDING PROPERTIES WILL PROBABLY FLOOD

Cynthia Neighbors #24  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 11 I BOUGHT MY PROPERTY TO BE SECURED FROM SUBURBIA! Case No. 0415-02  
HTE# 15-1000012 Project Manager: Jesse Hernandez