

# PLANNING COMMISSION FINAL REPORT

**Case No.** 1219-03  
**INFOR No.** 19ZN1038

**Planning Commission Hearing Date:** December 18, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> MVR Construction Company</p> <p><b>Applicant:</b> Urban Engineering</p> <p><b>Location Address:</b> 2301 Flour Bluff Drive</p> <p><b>Legal Description:</b> Being a 32.09 acre tract, over and across a portion of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Pages 97, Map Records of Nueces County, Texas and portions of Lots 11 through 14, Section 14, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records; located along the west side of Flour Bluff Drive, south of Purdue Road, and north of Glenoak Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District and "CG-2" General Commercial District</p> <p><b>To:</b> "RS-4.5" Single-Family 4.5 District</p> <p><b>Area:</b> 32.09 acres</p> <p><b>Purpose of Request:</b> To allow for the construction of a single-family residential 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 and "CG-2" General Commercial	Vacant	Low Density Residential and Flood Plain Conservation
	<i>North</i>	"RS-4.5" Single-Family 4.5 and "CG-2" General Commercial	Vacant, Low Density Residential and Commercial	Low and Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6 and "RM-1" Multifamily 1	Vacant	Low Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Low Density Residential and Flood Plain Conservation
<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 and is planned for a low density residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.</p> <p><b>Map No.:</b> 037030</p> <p><b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 660 feet of street frontage along Flour Bluff Drive which is designated as a “A1” Minor Arterial Street. According to the Urban Transportation Plan, “A1” Minor Arterial Streets can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT).</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</b>
	<b>Flour Bluff Drive</b>	“A1” Minor Arterial	95' ROW 64' paved	112' ROW 25' paved	N/A
	<b>Purdue Road</b>	“C1” Minor Collector	60' ROW 40' paved	N/A	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District to allow for the construction of a single-family residential subdivision.

**Development Plan:** The subject property is 32.09 acres in size. According to the applicant, the proposed development will consist of approximately 225 single family residences that will be completed in several phases.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single-Family 6 District and “CG-2” General Commercial District, consists of a farm home and vacant land, and has remained undeveloped since annexation in 1961. To the north is a single-family home subdivision (Shoreline Oaks; 2005) zoned “RS-4.5” Single-Family 4.5 District. To the south is vacant unplatte land zoned “RS-6” Single-Family 6 District and “RM-1” Multifamily 1 District. To the east is a single-family home subdivision (Blue Grass Estates; 2013) zoned “RS-6” Single-Family 6 District. To the west is vacant unplatte land zoned “RS-6” Single-Family 6 District and the Cayo del Oso.

**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:** 12-inch ACP line located along Flour Bluff Drive.

**Wastewater:** 24-inch VCP line located along Flour Bluff Drive.

**Gas:** 3-inch Service Line located along Flour Bluff Drive.

**Storm Water:** 48-inch line located along the norther 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 low density

residential use. The proposed rezoning to the “RS-4.5” Single-Family 4.5 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 residential infill development on vacant lots within or adjacent to existing neighborhoods. (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).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent residential properties.
- The property is currently vacant and is a remaining “RS-6” Single-Family 6 District tract.
- Adjacent to the north is a single-family home subdivision (Shoreline Oaks; 2005) zoned “RS-4.5” Single-Family 4.5 District and consists of 210 lots.

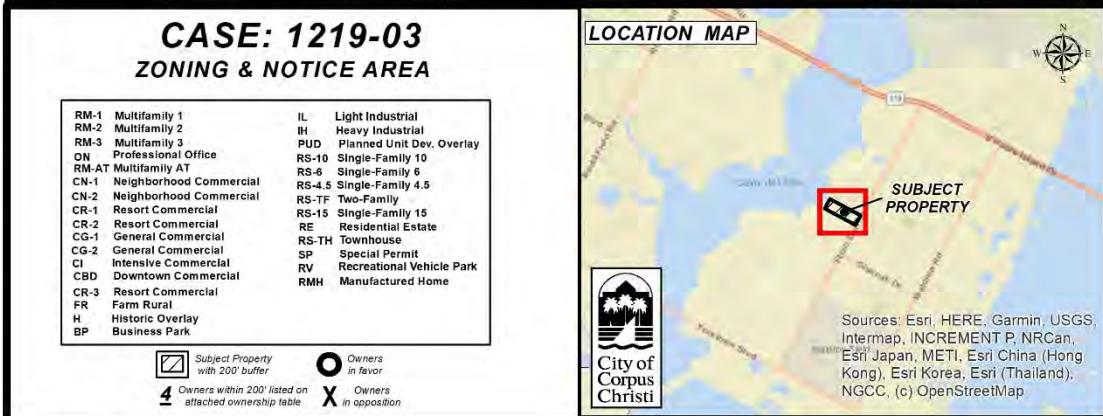
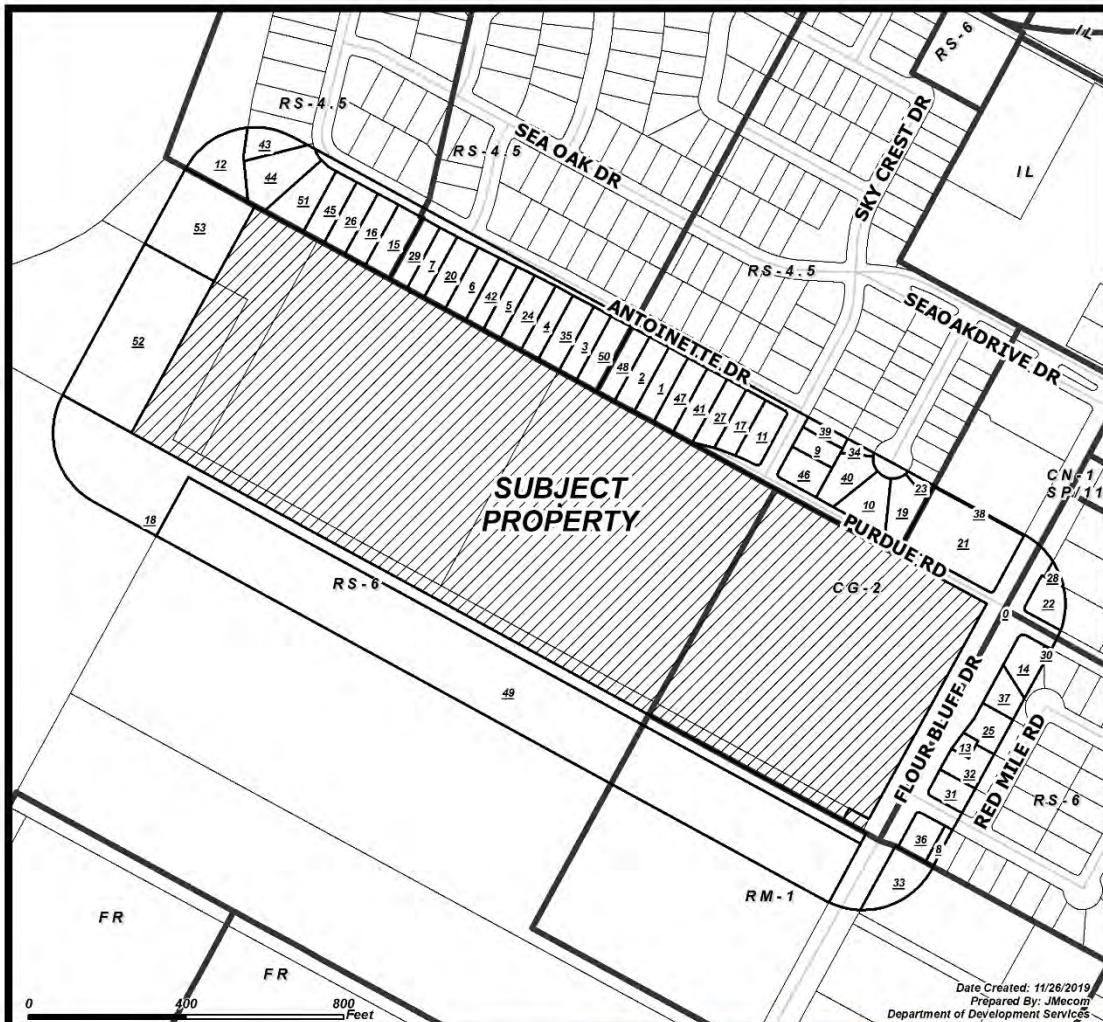
**Planning Commission and Staff Recommendation (December 18, 2019):**

Approval of the change of zoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 53 within 200-foot notification area 7 outside notification area
	<b><u>As of December 13, 2019:</u></b> In Favor – 0 inside notification area – 0 outside notification area  In Opposition – 2 inside notification area – 0 outside notification area  Totaling 2.01% of the land within the 200-foot notification area in opposition.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Preliminary Layout of Subdivision
- C. Public Comments Received (if any)





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. 1219-03**

**MVR Construction Company** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** and **"CG-2" General Commercial District** to the **"RS-4.5" Single-Family 4.5 District**, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

2301 Flour Bluff Drive and described as being a 32.09 acre tract, over and across a portion of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Pages 97, Map Records of Nueces County, Texas and portions of Lots 11 through 14, Section 14, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records; located along the west side of Flour Bluff Drive, south of Purdue Road, and north of Glenoak Drive.

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 on **Wednesday, December 18, 2019**, 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: Brett/Amber Butchard

Address: 2238 Oak Crest St

City/State: Corpus Christi TX

IN FAVOR  IN OPPOSITION

Phone: 361 947 1471

REASON: Prop77H line issue

Amber Butchard Brett

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1038  
Property Owner ID: 10

Case No. 1219-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

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Printed Name: Jerry J. Mitcham, Jr.

Address: 1701 Antoinette St. City/State: Corpus Christi, TX

IN FAVOR  IN OPPOSITION

Phone: 361-877-3294

REASON: IT WILL ADD TO ALREADY CONGESTED TRAFFIC;  
INADEQUATE ROADWAY.

Jerry J. Mitcham, Jr.  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1038  
Property Owner ID: 15

Case No. 1219-03

Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com