

ZONING REPORT

Case No. 0122-07
INFOR No. 21ZN1053

Planning Commission Hearing Date: January 26, 2022
City Council District: 4

Applicant & Subject Property	<p>Owner: The Mostaghasi Investment Trust Applicant: Urban Engineering Location Address: 2020 Ramfield Road Legal Description: 11.77 acres out of Flour Bluff and Encinal Farm and Garden Tracts, Lot 31, Section 39 (located along the northside of Ramfield Road, east of Roscher Road, and west of Flour Bluff Drive).</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-22" Single-Family 22 District Area: 11.77 acres Purpose of Request: To allow for the construction of a single-family residential subdivision</p>			
Zoning and Land Use		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"FR" Farm Rural	Vacant	Low Density Residential
	North	"FR" Farm Rural	Agricultural	Low Density Residential
	South	"RE" Residential Estate	Agricultural	Low Density Residential
	East	"FR" Farm Rural	Agricultural	Flood Plain Conservation
	West	"RS-22" Single-Family 22	Low Density Residential	Low Density Residential
	Property is not platted.			
Area Development Plan	<p>The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low-density residential uses. The Future Land Use Map proposes low density residential uses. The proposed rezoning is consistent with the Future Land Map.</p>			

Transportation & Circulation	The subject property has approximately 20 feet of street frontage along the Ramfield Road which is designated as a “C1 Minor Collector” Street. According to the Urban Transportation Plan, a “C1 Collector” Street can convey a capacity up to 1000-3000 Average Daily Trips (ADT).				
	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Ramfield Road	C1 Collector	60’ ROW 25’ paved	20’ ROW 15’ paved	Not Applicable
Utilities	Water	Wastewater	Gas	Storm Water	
	8-inch ACP line located along Mary Street.	No Access	2-inch WS line located along Ramfield Road.	Storm Ditch located on both sides of Ramfield Road.	

Staff Summary:

Development Plan: The subject property is 11.77 acres. The applicant proposes to build a single-family residential subdivision with 2 dwelling units per acre.

AICUZ: The subject property is within the Navy’s Air Installation Compatibility Use Zones (AICUZ). The subject property is in both Accident Potential Zone 1 (APZ-1) and Accidental Potential Zone 2 (APZ-2) of Waldron Naval Outlying Landing Field (NOLF) and therefore subject to noise and overhead flights. The rezoning request is for a single-family residential subdivision with only 2 dwelling units per acre, which is consistent with AICUZ guidelines in the APZ-2. However, the proposed rezoning is inconsistent with APZ-1.

Comprehensive Plan Consistency: The proposed rezoning to the “RS-22” Single-Family 22 District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies were considered:

PLAN CC:

- Future Land Use, Zoning, and Urban Design Policy – Statement 1
 - Encourage orderly growth of new residential, commercial, and industrial areas
 - 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.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- The applicant intends to build a single-family residential subdivision with 2 dwelling units per acre.
- The proposed subdivision is keeping in character with adjacent and neighborhood properties.
- Navy recommendation is to remain consistent with the AICUZ guidelines. While the APZ-1 does not allow residential uses, APZ 2 recommends lower overall density. An alternative to the “RS-22” District is the “RE” District, which further reduces density. With “RE” District zoning, the subject property would have a maximum number of 11 dwelling units.

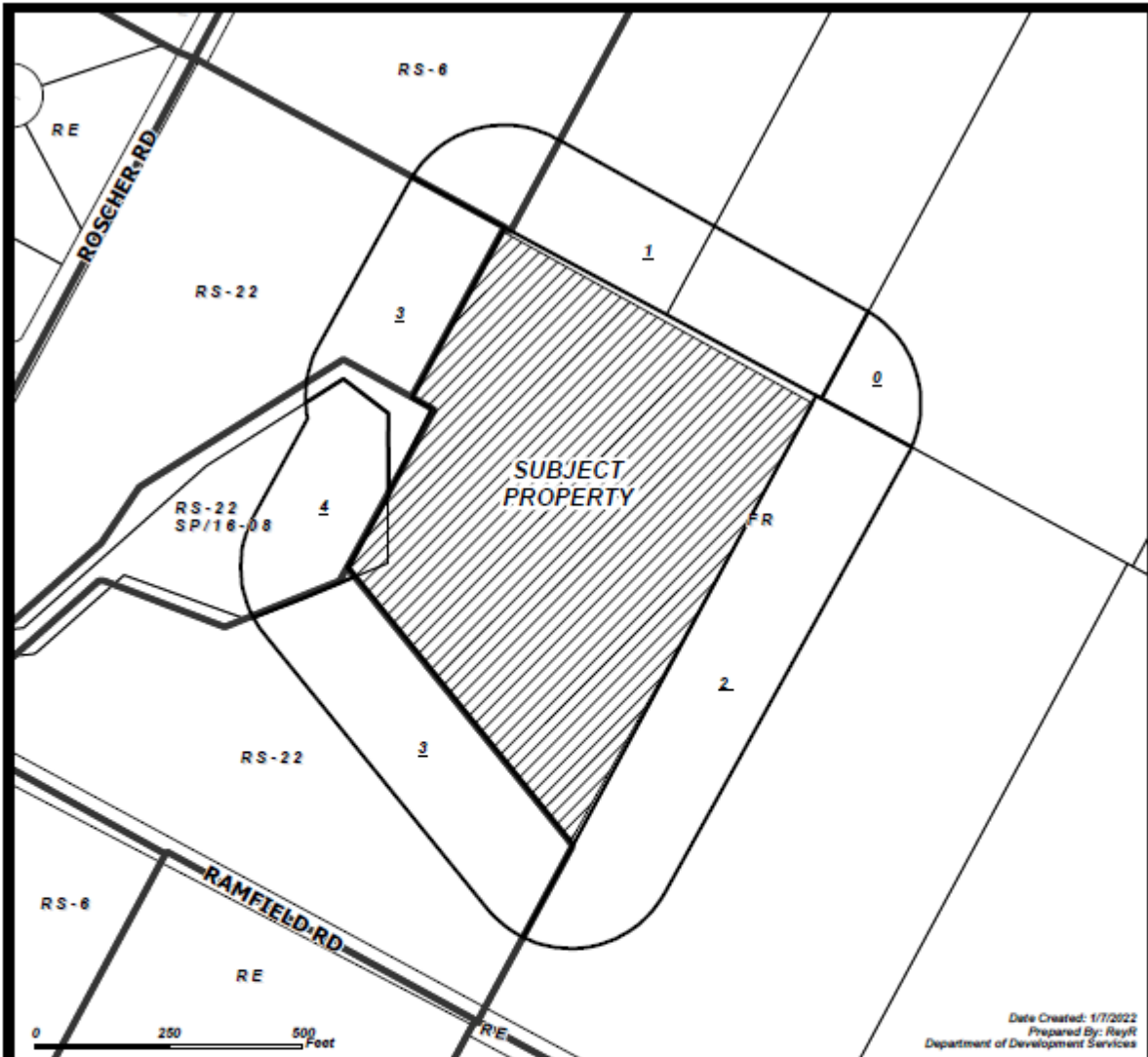
Planning Commission and Staff Recommendation (January 26, 2022):

Denial of the change of zoning from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

Public Notification	Number of Notices Mailed – 4 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 – 2 inside notification area – 0 outside notification area
	Totaling 14.56% of the land within the 200-foot notification area in opposition. <i>(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.)</i>

Attachments:

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



Date Created: 1/7/2022
Prepared By: ReyR
Department of Development Services

Case # 0122-07
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-15 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

4 Owners within 200' listed on attached ownership table

Owners in opposition



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. 0122-07**

Mostaghasi Investment Trust, has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** to the **"RS-22" Single-Family 22 District**, **not resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for a large tract single-family homes.** The property to be rezoned is described as:

A property located at or near 2020 Ramfield Road and described as being a 11.77-acre tract out of Lot 31, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Ramfield Road, east of Roscher Road, and west of Flour Bluff 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 **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: Michelle Ewing

Address: 1901 Caribbean Dr.

City/State: Corpus Christi TX

Phone: 361-215-3393

() IN FAVOR
REASON:
 IN OPPOSITION

There is major flooding. My property will flood even more when they build up property for homes. I will also send pictures.

*or
William Ewing
361-813-6525*

M. Ewing
Signature
SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1053
Property Owner ID: 0

Case No. 0122-07
Case Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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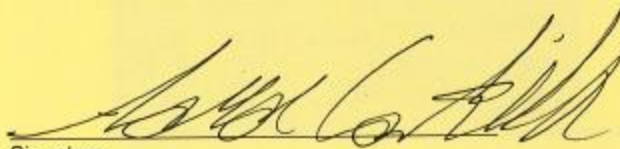
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Printed Name: Aaron Costilla
Address: 2020 Ramfield Rd City/State: Corpus Christi, TX
() IN FAVOR () IN OPPOSITION Phone: 361-563-5365
REASON:



Signature
SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1053
Property Owner ID: 4

Case No. 0122-07
Case Manager: Andrew Dimas
Email: AndrewD2@cctexas.com