

PLANNING COMMISSION FINAL REPORT

Case No. 0615-03

HTE No. 15-10000036

Planning Commission Hearing Date: June 3, 2015

Applicant & Legal Description	<p>Applicant/Owner: Coastal Signature Homes, LLC</p> <p>Legal Description/Location: Lot 2, Block 1, River Heights Subdivision, located on the east side of River Walk Drive, near the intersection with Trinity River Drive.</p>			
Zoning Request	<p>From: "ON" Office District To: "RS-4.5" Single Family 4.5 District Area: 0.23 acres Purpose of Request: To allow the construction of a single-family house.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"ON" Office District	Vacant	Low Density Residential
	<i>North</i>	"ON" Office District	Low Density Residential	Low Density Residential
	<i>South</i>	"CG-2" General Commercial District	Commercial	Commercial
	<i>East</i>	"CN-2" Commercial Neighborhood District and "RS-6" Single-Family 6 District	Low Density Residential and Vacant	Low Density Resident and Commercial
	<i>West</i>	"ON" Office District	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RS-4.5" Single Family 4.5 District is consistent with the adopted Future Land Use Plan and the Northwest Area Development Plan.</p> <p>Map No.: 068051 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property is located on the east side of River Walk Drive, near the intersection with Trinity River Drive. The subject property has approximately 115 feet of street frontage along River Walk Drive, which is classified as a local residential street. The Maximum Desirable Average Daily Trips (ADT) for a local residential street is 500.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	River Walk Drive	Local Residential	50' ROW 28' paved	45' ROW 23' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “ON” Office District to the “RS-4.5” Single Family 4.5 District.

Development Plan: The applicant indicates intent to develop a single-family residence on the subject lot per the land use statement submitted with the application to rezone.

Existing Land Uses & Zoning: North of the subject property is a single-family home developed on a lot zoned “ON” Office District. To the south of the subject property, is a retail shopping center on property zoned “CG-2” General Commercial District. East of the subject property are single-family homes on lots zoned “RS-6” Single-Family 6 District and vacant land zoned “CN-2” Neighborhood Commercial District immediately south of the existing single-family development. West of the subject property across River Walk Drive is a single-family home on a lot zoned “ON” Office District.

The subject lot was zoned, “AB” Professional Office, on November 30, 1999. The “AB” zoning district was subsequently retitled “ON” Office upon adoption of the Unified Development Code. The “AB” zoning designation permitted the construction of a single-family residence while the “ON” Office District does not, thus the reason for the request for rezoning.

Plat Status: The subject property is a platted lot within the River Heights Subdivision and is comprised of 0.23 acres. The plat was approved in April of 2000 and recorded in September of 2000; volume 60, page 187.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the “RS-4.5” Single Family 4.5 District is consistent with the Northwest Area Development Plan (ADP) and the adopted Future Land Use Plan’s designation of the property as low density residential.

Department Comments:

- The request to rezone conforms to the Comprehensive Plan and the Northwest Area Development Plan with respect to land use and infill development policies contained therein.
- The request to rezone the property to “RS-4.5” Single Family 4.5 District is consistent with the future land use plan which identifies the subject property as low density residential.
- The request if approved would allow development to occur consistent with immediately adjacent residential properties.
- Approval of the request would not create an adverse impact on the surrounding properties or overall character of the area.

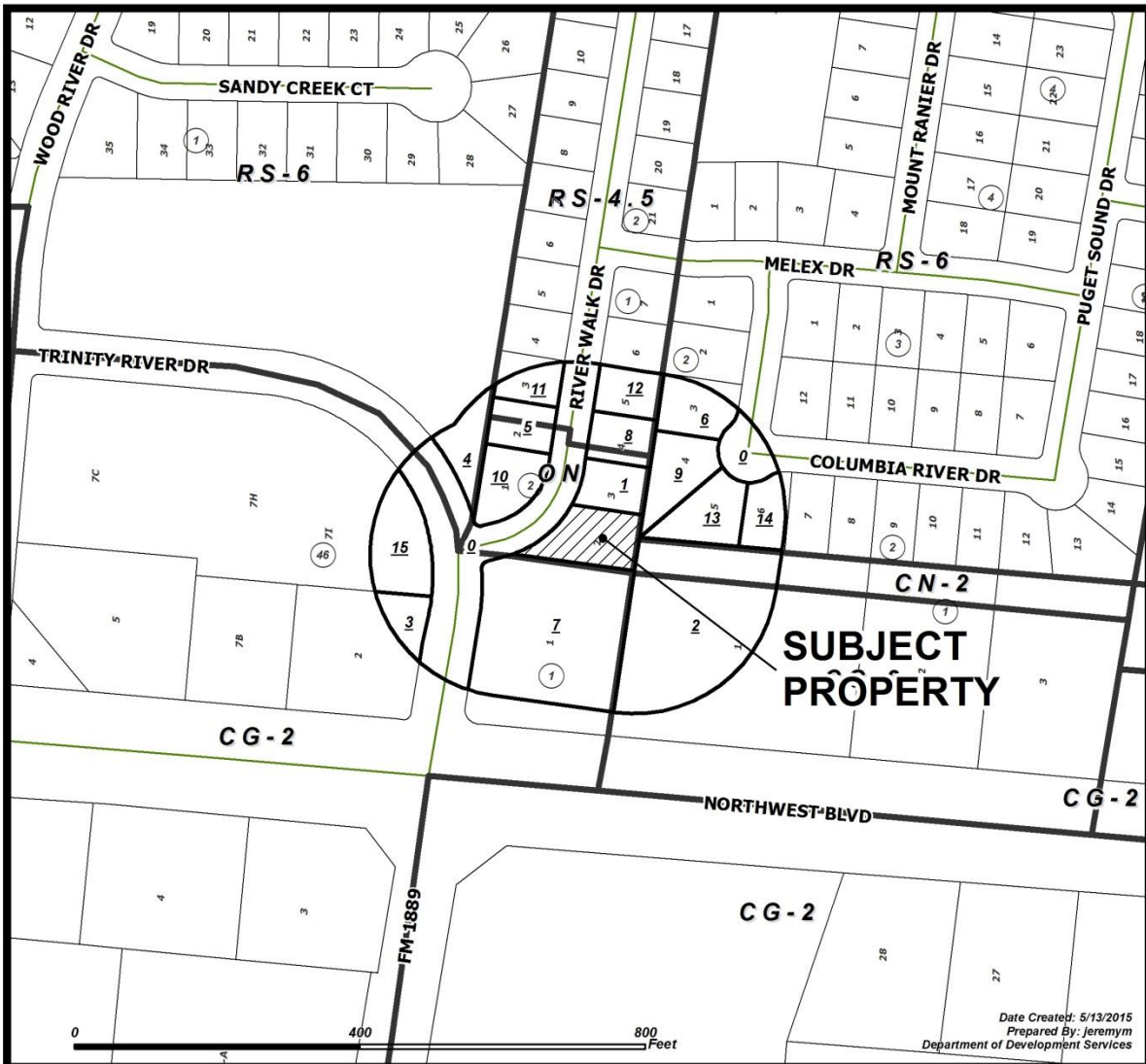
Planning Commission and Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 46 within 200-foot notification area 4 Outside notification area
	<u>As of June 23, 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. Zoning Application

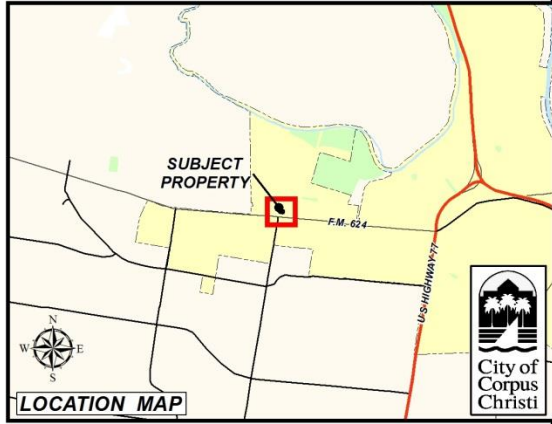


Date Created: 5/13/2015
Prepared By: Jeremym
Department of Development Services

CASE: 0615-03
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-5 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 in opposition
4 Owners within 200' listed on attached ownership table



LOCATION MAP





P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street
(Corner of Leopard Street and Port Avenue)

APPLICATION FOR A CHANGE OF ZONING

Office Use Only

Case No.: 0615-03 Map No.: 068051

*Planning Commission Hearing Date: 6/3/15

Location: City Hall Council Chambers, 1201 Leopard Street at 5:30 p.m.
*A maximum of five applications are scheduled per hearing. Applications received after the five maximum will be scheduled to the next available meeting.

CC Coastal Homes@gmail.com

1. Applicant/Representative: COASTAL SIGNATURE HOMES LLC Telephone: (361) 396-6082
Address (City, State, Zip): 6217 Sir Jack St, Corpus Christi, TX 78414
E-mail Address: [REDACTED] Cell Phone: (361) 396-6082

2. Property Owner(s): SAME AS ABOVE Telephone: ()
Address (City, State, Zip): _____
E-mail Address: _____ Cell Phone: ()
Ownership Type: Sole Partnership Corporation Other: LLC

3. Current Zoning and Use: ON Proposed Zoning and Use: Single Family
Project Address: 4002 River Walk Area of Request (sq. ft./acres): _____
12-Digit Nueces County Tax ID: 7280-0001-0020
If platted, Subdivision Name: River Heights Subdivision Block: 7 Lot(s): 2
Legal description: LOT 2 Block 7

4. DOCUMENTS ATTACHED
REQUIRED: Land Use Statement Disclosure of Interest Copy of Warranty Deed
IF APPLICABLE: Executed Appointment of Agent
 Metes and bounds if request is for a portion of a platted lot or an unplatted lot

I certify that the information provided is accurate, correct and signed by all owners.

[Signature] Maria E. Vaiz (Owner's Signature) [Signature] Maria E. Vaiz (Applicant's Signature)
Alex Omic Maria E. Vaiz (Owner's Printed Name) Alex Omic Maria E. Vaiz (Applicant's Printed Name)

All signatures on this application shall be original signatures. No copied prints or faxed copies.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Application Fees (as of November 1, 2011):	
0.00 - 0.99 acre	\$ 1,107.50
1.00 - 9.99 acres	\$ 1,692.50
10.00 - 24.99 acres	\$ 1,976.75
25 + acres	\$ 1,976.75 plus \$50.00 per acre over 25 acres
Notice Sign Fee	\$10.00 per sign

Office Use Only
Date Received: 5/8/15 Received By: AD
Application Fee: 1107.50
No. Signs Required 1 X \$10 Sign Fee: 10.00
Total: 1117.50
Sign Posting Date: _____ ADP: NW
Form Revised 8/24/12

15-10000036



P.O. Box 9277
Corpus Christi, TX 78469-9277
(361) 826-3240
Located at: 2406 Leopard St.

LAND USE STATEMENT

Complete land use statement form containing the following information:

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

*WANT TO Buid Single Family Home and
Have Decided Not TO DO A Multi Family Home.*

2. Identify the existing land uses adjoining the area of request:

North -
South -
East -
West -



City of Corpus Christi, Texas
 Department of Development Services
 P.O. Box 9277
 Corpus Christi, Texas 78469-9277
 (361) 826-3240
 Located at: 2406 Leopard Street
 (Corner of Leopard St. and Port Ave.)

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: Coastal Signature Homes, LLC
STREET: 6217 Sir Jack St. **CITY:** Corpus Christi **ZIP:** 78414
FIRM is: Corporation Partnership Sole Owner Association Other LLC

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>NA</u>	_____
_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>N/A</u>	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	_____
_____	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Alex Vaiz Maria E. Vaiz Title: Members
 (Print)

Signature of Certifying Person: Alex Vaiz Maria E. Vaiz Date: 05/12/15