

PLANNING COMMISSION FINAL REPORT

Case No.: 0314-04

HTE No. 14-10000003

Planning Commission Hearing Date: March 26, 2014

Applicant & Legal Description	<p>Applicant/Owner: Dorsal Development, LLC Legal Description/Location: Being a 70.201-acre tract of land out of Lots 7, 8, 9 and 10, Section 25 and Lots 1, 2, 5 and 6, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Yorktown Boulevard at the intersection of Starry Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "CG-2" General Commercial District on Tract 1; to the "RM-2" Multifamily 2 District on Tract 2; to the "RM-1" Multifamily 1 District on Tract 3, to the "RS-4.5" Single-Family 4.5 District on Tract 4; and to the "RS-TF" Two-Family District on Tract 5. Area: 70.201 acres Purpose of Request: To allow development of commercial, multifamily, duplex and single-family uses.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"FR" Farm Rural	Vacant/Low Density Residential	Medium Density Residential and Low Density Residential
<i>North</i>		"FR" Farm Rural	Vacant	Low Density Residential
<i>South</i>		"FR" Farm Rural and "RS-6" Single-Family 6	Vacant	Medium Density Residential and Low Density Residential
<i>East</i>		"FR" Farm Rural	Vacant	Medium Density Residential and Low Density Residential
<i>West</i>		"FR" Farm Rural	Vacant/Low Density Residential	Medium Density Residential and Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for medium density and low density residential uses. The proposed change of zoning to the "RS-4.5" Single-family 4.5 District on Tract 4 is consistent with the adopted Future Land Use Plan. The proposed change of zoning to the "CG-2" General Commercial District on Tract 1, to the "RM-2" Multifamily 2 District on Tract 2 and to the "RM-1" Multifamily 1 District on Tract 3 and to the "RS-TF" Two-Family District on Tract 5 is not consistent with the adopted Future Land Use Plan. Map No.: 041030, 041029, 040030 Zoning Violations: None</p>			

Transportation	<p>Transportation and Circulation: The subject property has access to Yorktown Boulevard, which is designated as an “A3” Primary Arterial street. The applicant’s preliminary plat proposes two access points to Yorktown Boulevard from the low and medium density developments. A traffic generation calculation determined an increase of 475 week day PM peak hour trips for the Yorktown Boulevard frontage. The increase is below the 501 trips threshold, therefore a Traffic Impact Analysis was not required.</p> <p>The preliminary plat uses the Oso Parkway as a third access point for the development, which will be a construction requirement of the Urban Transportation Plan during platting. The single-family development will be limited to 160 units until the Oso Parkway is connected to Yorktown Boulevard. The Oso Parkway Plan limits curb cut spacing to every 150 feet along Oso Parkway.</p>				
	Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section
	Yorktown Boulevard	“A3” Primary Arterial	130’ ROW 79 paved w/median	160’ ROW 22’ paved no median	Not Available
	Oso Parkway	“P1” Parkway	80’ ROW 40’ paved w/Bikeway	Not existing	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District on Tract 1; “RM-2” Multifamily 2 District on Tract 2; “RM-1” Multifamily 1 District on Tract 3; “RS-4.5” Single-Family 4.5 District on Tract 4; and “RS-TF” Two-Family District on Tract 5.

Development Plan: The 70.201-acre development will consist of commercial uses, high density multifamily uses, low density residential uses and medium density residential uses. The owner proposes to develop 12.229 acres for commercial development of an indoor and outdoor athletic field and a self-storage facility, 13.126 acres for multifamily apartments, 43.882 acres for single-family housing and 0.964 acres for duplex development along future Oso Parkway.

Existing Land Uses & Zoning: The majority of the subject property is vacant and zoned “FR” Farm Rural, except for two single-family residential uses. North of the property is vacant land that is zoned “FR” Farm Rural District. South of the subject property across Yorktown Boulevard is vacant land that is zoned “RS-6” Single-Family 6 District and “FR” Farm Rural District. East of the subject property is vacant land that is

zoned "FR" Farm Rural District. West of the subject property is vacant land and a single-family use that is zoned "FR" Farm Rural District.

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

Plat Status: The subject property will require replatting with all infrastructure constructed in accordance with the Comprehensive Plan and Master Plans.

Comprehensive Plan & Area Development Plan (ADP) Consistency: The subject property is located within the boundaries of the Southside ADP and the proposed rezoning to the "RS-4.5" on Tract 4 is consistent with the adopted Future Land Use Plan, which slates the property for medium density and low density residential uses. Although the proposed rezoning of the other four Tracts is not consistent with the adopted Future Land Use Plan, the proposed rezoning supports key policies of the Comprehensive Plan and ADP, such as:

1. High Density Residential development (more than 21 units per acre) should be located with direct access to arterials (Residential Policy Statement D).
2. The Unified Development Code requirement to buffer incompatible uses will promote better protection when two uses of differing intensity abut each other (Land Use Policy Statement B.5). The buffer implementation protects the proposed low density residential use abutting the proposed commercial uses.
3. The single-family development in the proposed "RS-4.5" Single-Family 4.5 District will promote opportunity for affordable housing and help the city meet federal measures to other housing types (Housing Policy Statement H)
4. The public improvement requirements will assist in completing the water system grid in the southeastern portions of the Southside Area Development Plan area by extending and connecting water lines along Yorktown Boulevard (Water System Policy Statement D.7).

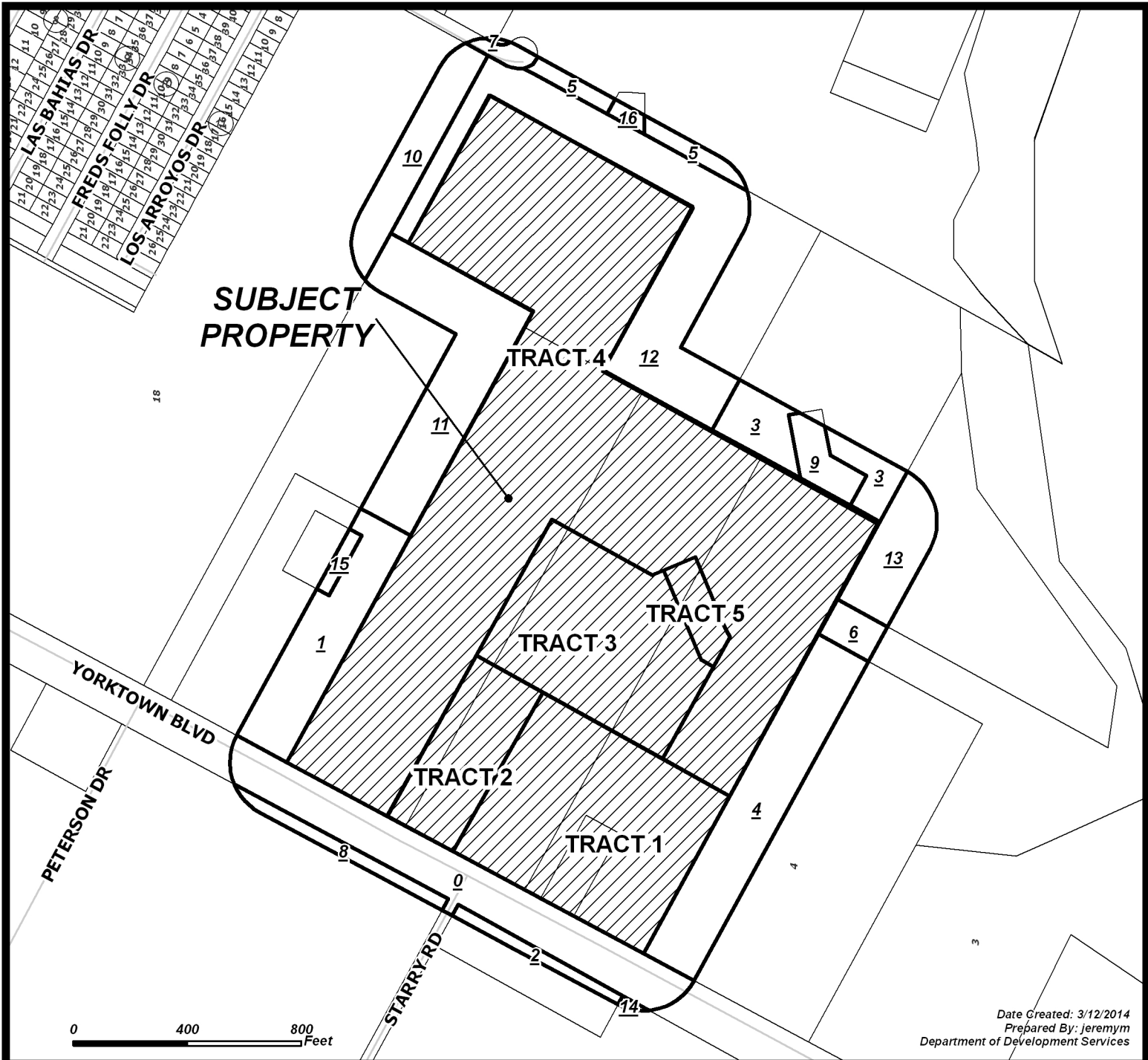
Department Comments:

- The rezoning is consistent with the policies of the Comprehensive Plan.
- The property to be rezoned is suitable for the proposed uses.
- The impact of the commercial uses and high density residential uses will be minimal due to the commercial development and apartments having direct access to Yorktown Boulevard. The implementation of the buffer requirements will also minimize the impact to the low density residential

Planning Commission and Staff Recommendation (March 26, 2014): Approval of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District on Tract 1; to the "RM-2" Multifamily 2 District on Tract 2; to the "RM-1" Multifamily 1 District on Tract 3, to the "RS-4.5" Single-Family 4.5 District on Tract 4; and to the "RS-TF" Two-Family District on Tract 5.

Public Notification	Number of Notices Mailed – 16 within 200-foot notification area; 2 outside notification area
	<u>As of April 2, 2014:</u>
	In Favor – 1 inside notification area; 0 outside notification area
	In Opposition – 0 inside notification area; 0 outside notification area
For 0.0% in opposition.	





Attachments: Location Map (Existing Zoning & Notice Area)
 Site Plan

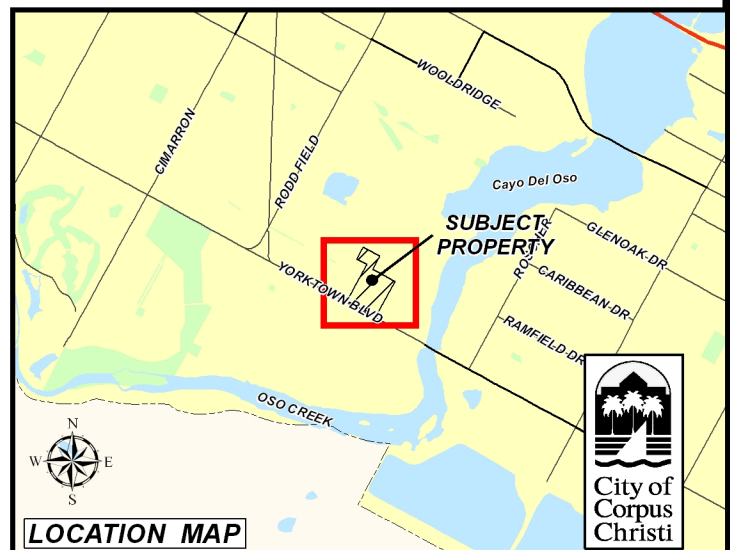


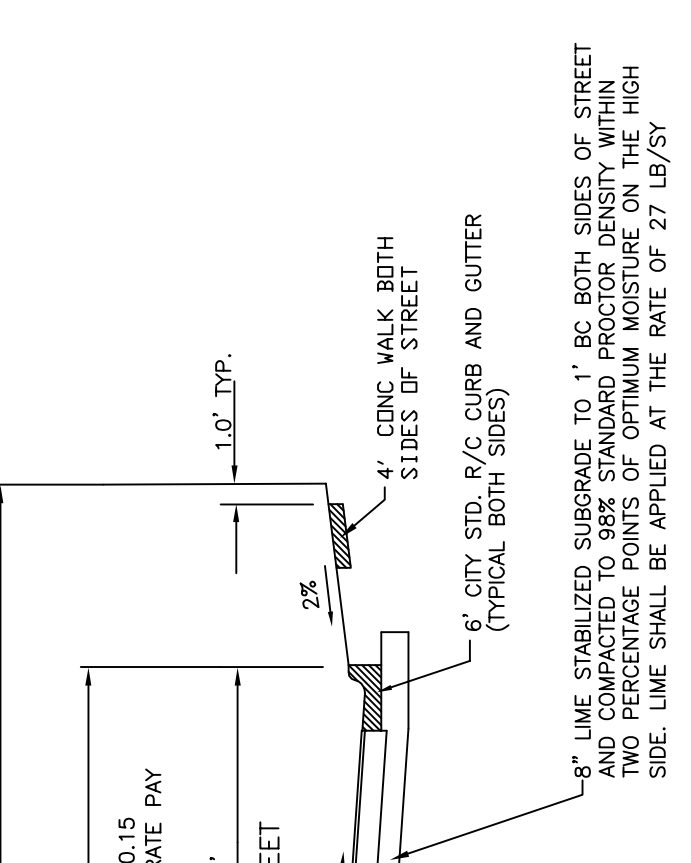
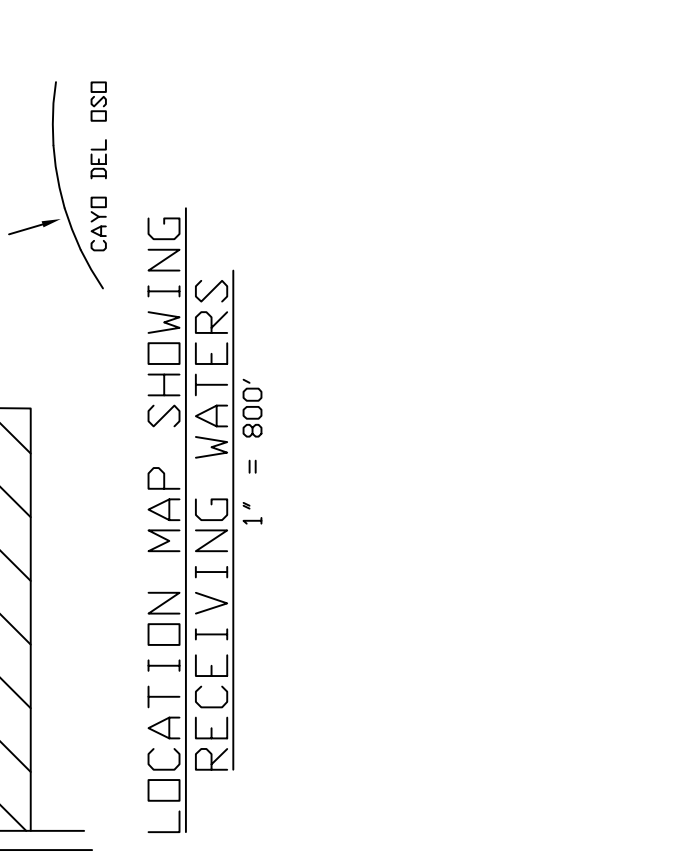
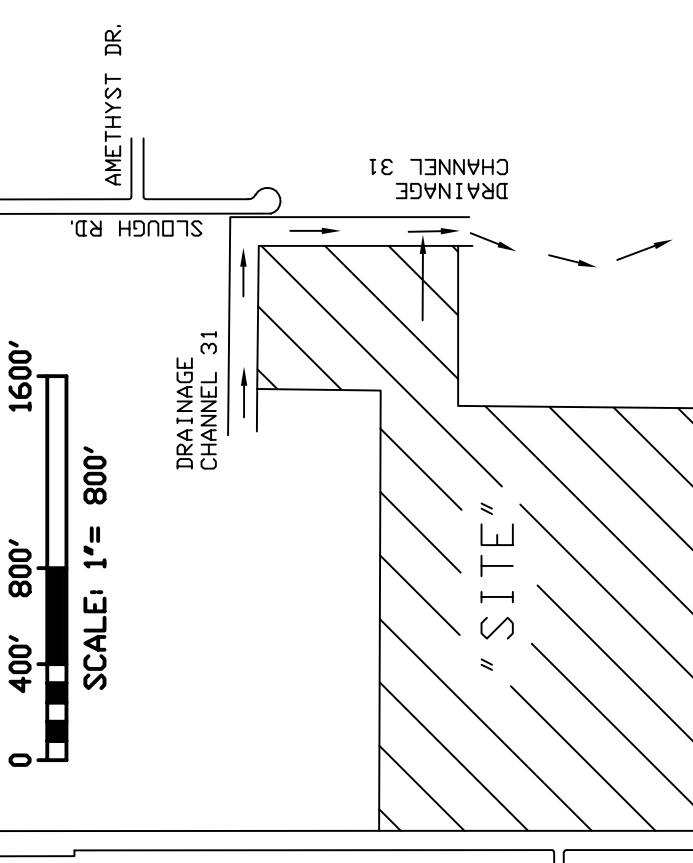
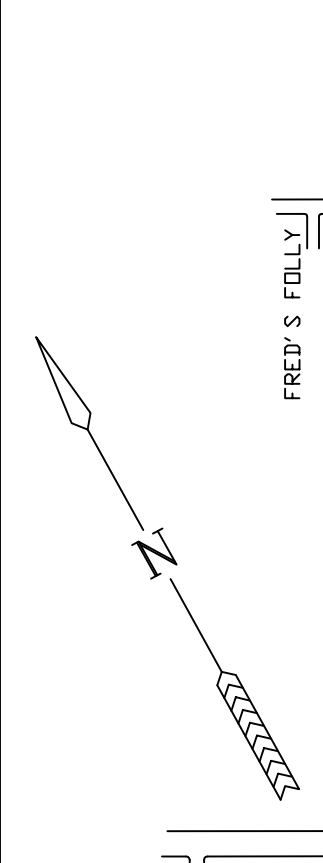
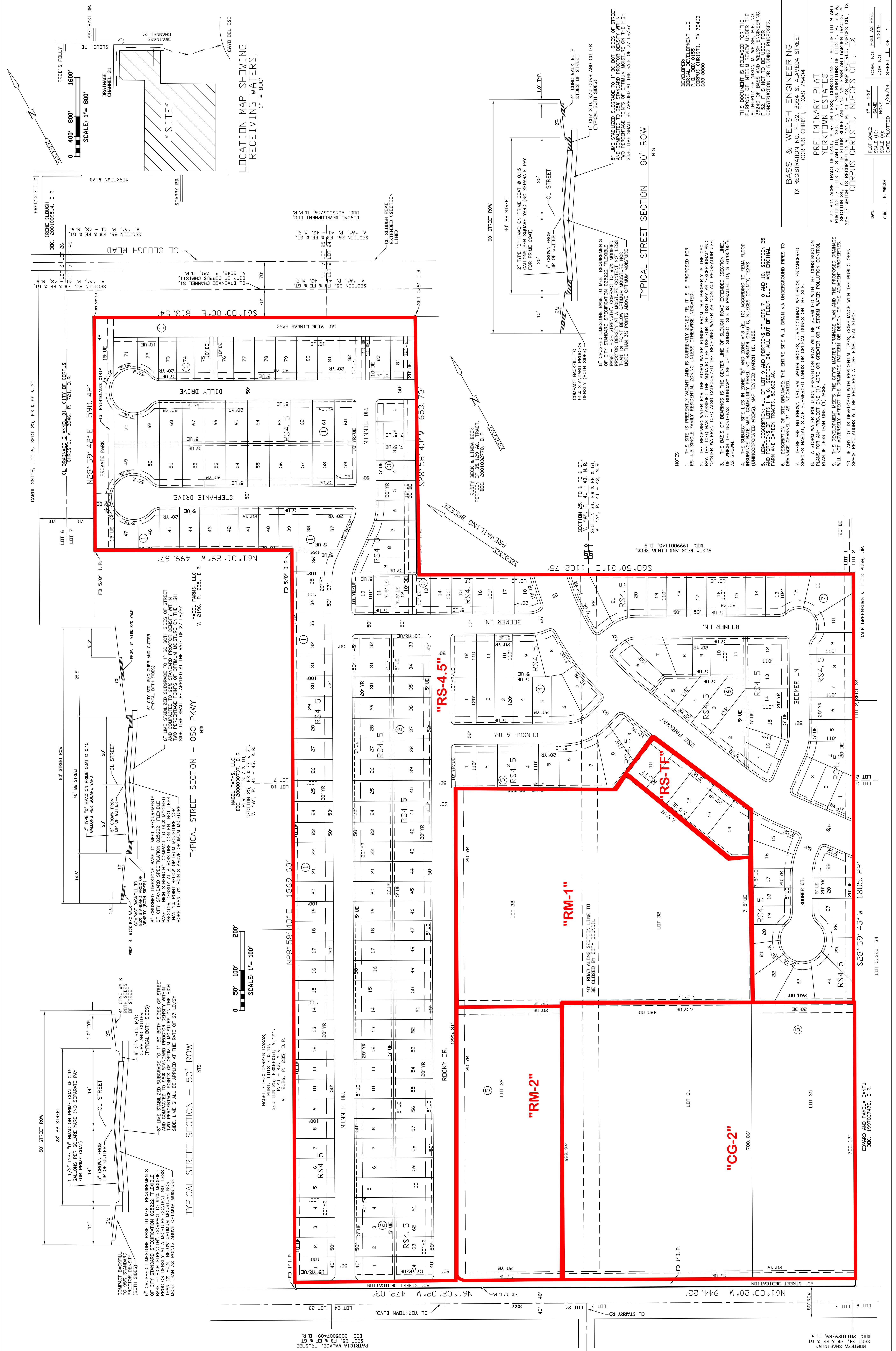
Date Created: 3/12/2014
 Prepared By: jeremym
 Department of Development Services

CASE: 0314-04 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





NOTES

- THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED FR. IT IS PROPOSED FOR RS-4.5 SINGLE FAMILY RESIDENTIAL ZONING UNLESS OTHERWISE INDICATED.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO DRAINAGE CHANNEL. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE ADJACENT PROPERTY IS THE OSO DRAINAGE CHANNEL. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE ADJACENT PROPERTY IS THE OSO DRAINAGE CHANNEL.
- THE BASIS OF BEARINGS IS THE CENTER LINE OF SLOUGH ROAD EXTENDED (SECTION LINE).
- THE SUBJECT SITE LIES IN ZONE 70' AND ZONE A13 (EL. 10) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48494 0540 C, NUECES COUNTY, TEXAS (UNINCORPORATED AREAS), MAP REVISED MARCH 18, 1985.
- LEGAL DESCRIPTION: ALL OF LOT 9 AND PORTIONS OF LOTS 7, 8 AND 10, SECTION 25 AND PORTIONS OF LOTS 1, 2, 3 & 6, AND PORTIONS OF LOTS 1 & 6, SECTION 34, ALL OUT OF FLOIDA BLUFF AND ENCHINAL FARM AND GARDEN TRACTS, A MAP UP WHICH WAS RECORDED IN PUBLIC RECORDS, NUECES COUNTY, TEXAS, RECORD 111,111,111.
- DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO DRAINAGE CHANNEL 31 AS INDICATED.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
- THIS DEVELOPMENT MEETS THE CITY'S WATER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED AT THE FINAL PLAT STAGE.

DEVELOPER:
 BASS & WELSH ENGINEERING
 P.O. BOX 8155
 CORPUS CHRISTI, TX 78468
 361-8600

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, D.E. NO. 111,111,111. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

BASS & WELSH ENGINEERING
 TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
 CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT
 YORKTOWN ESTATES
 A 70.801 ACRE TRACT OF LAND, ALL OF LOT 9 AND PORTIONS OF LOTS 7, 8 AND 10, SECTION 25 AND PORTIONS OF LOTS 1, 2, 3 & 6, SECTION 34, ALL OUT OF FLOIDA BLUFF AND ENCHINAL FARM AND GARDEN TRACTS, A MAP UP WHICH WAS RECORDED IN PUBLIC RECORDS, NUECES COUNTY, TEXAS, RECORD 111,111,111.

DWN. _____ COM. NO. PREL. AS PREL.
 CHK. J.M. WELSH JOB NO. 10023
 SCALE: 1" = 100' DATE PLOTTED 1/29/14 SHEET 1 OF 1

CARDL SMITH, LOT 6, SECT 25, FB & ET & GT
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