

# PLANNING COMMISSION FINAL REPORT

Case No.: 0114-01  
 HTE No. 13-10000045

**Planning Commission Hearing Date:** January 15, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Representative:</b> Hammond Jones Development  <b>Owners:</b> James F. Abernathy and Cheryl Faye Abernathy  <b>Legal Description/Location:</b> Being 0.32-acre tract of land out of Lot 1, Block 2, Woodlawn Estates, located on the southwest corner of McArdle Road and Daly Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "RM-1" Multifamily 1 District  <b>Area:</b> 0.32 acres  <b>Purpose of Request:</b> To develop the subject property in conjunction with the adjacent property with a 100-unit apartment complex.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>		"RS-6" Single-Family 6	Vacant	Medium Density Residential
<b>North</b>		"RS-6" Single-Family 6	Public/Semi-Public	Public/Semi-Public
<b>South</b>		"RM-1" Multifamily 1	Vacant	Medium Density Residential
<b>East</b>		"CG-1" General Commercial & "RS-6/SP" Single-Family 6 with a Special Permit	Commercial	Commercial
<b>West</b>		"RM-1" Multifamily 1	Vacant	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RM-1" Multifamily 1 District is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 041035  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has 200 feet of frontage along the south side of McArdle Road, which is a “C3” Primary Collector street and 75 feet of frontage on Daly Drive, which is a local residential street.</p> <p>The 2012 Bond Package includes a project to widen McArdle Road to a four-lane road between Whitaker Drive and Ennis Joslin Road, which includes the subject property location. Construction is scheduled to begin in February 2014.</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>
	McArdle Road	“C3” Primary Collector	75’ ROW 50’ paved	65’ ROW 47’ paved	7,381 (2013 ADT)
	Daly Drive	Local Residential	50’ ROW 28’ paved	50’ ROW 28’ paved	No Information available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting to rezone the subject property from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District. The subject property, which is 13,939 square feet in area, will be developed with apartments in conjunction with the 6.5 acres to the southwest. The abutting 6.5 acres was rezoned in October 2013 for a 100-unit student housing project.

**Development Plan:** The applicant proposes to incorporate the subject tract with the development of a 100-unit apartment complex for students at a density of 15.4 dwelling units per acre. The “RM-1” District allows a maximum density of 22 dwelling units per acre. The proposed apartment complex is a medium density residential use, which is defined as up to 22 dwelling units per acre.

The apartment complex would include amenities such as a swimming pool, clubhouse, outdoor sports court area, and sand volleyball court. All buildings will have to comply with the 45-foot height limitation of the “RM-1” Multifamily 1 District and the required setback from single-family uses that is based on the height of the apartment buildings. The project is anticipated for completion by July 2015.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single-Family 6 District and is vacant. Located north of the subject property is Haas Middle School, zoned “RS-6” Single-Family 6 District. To the east of the subject property is a car dealership extending from McArdle Road to South Padre Island Drive (SH 358) and zoned “CG-1” General Commercial District and “RS-6/SP” Single-Family 6 District with a Special Permit. To the south and to the west of the subject property is vacant property that was recently rezoned from the “RS-6” District to the “RM-1” Multifamily 1 District for the construction of the 100-unit apartment complex.

**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 Southeast Area Development Plan and the proposed rezoning is consistent with the City’s adopted Future Land Use Plan. The Future Land Use Plan designates the property for medium density residential uses, which means anywhere from 8 to 22 dwelling units per acre.

**Plat Status:** A replat will be required prior to construction of the proposed apartment complex.

**Department Comments:**

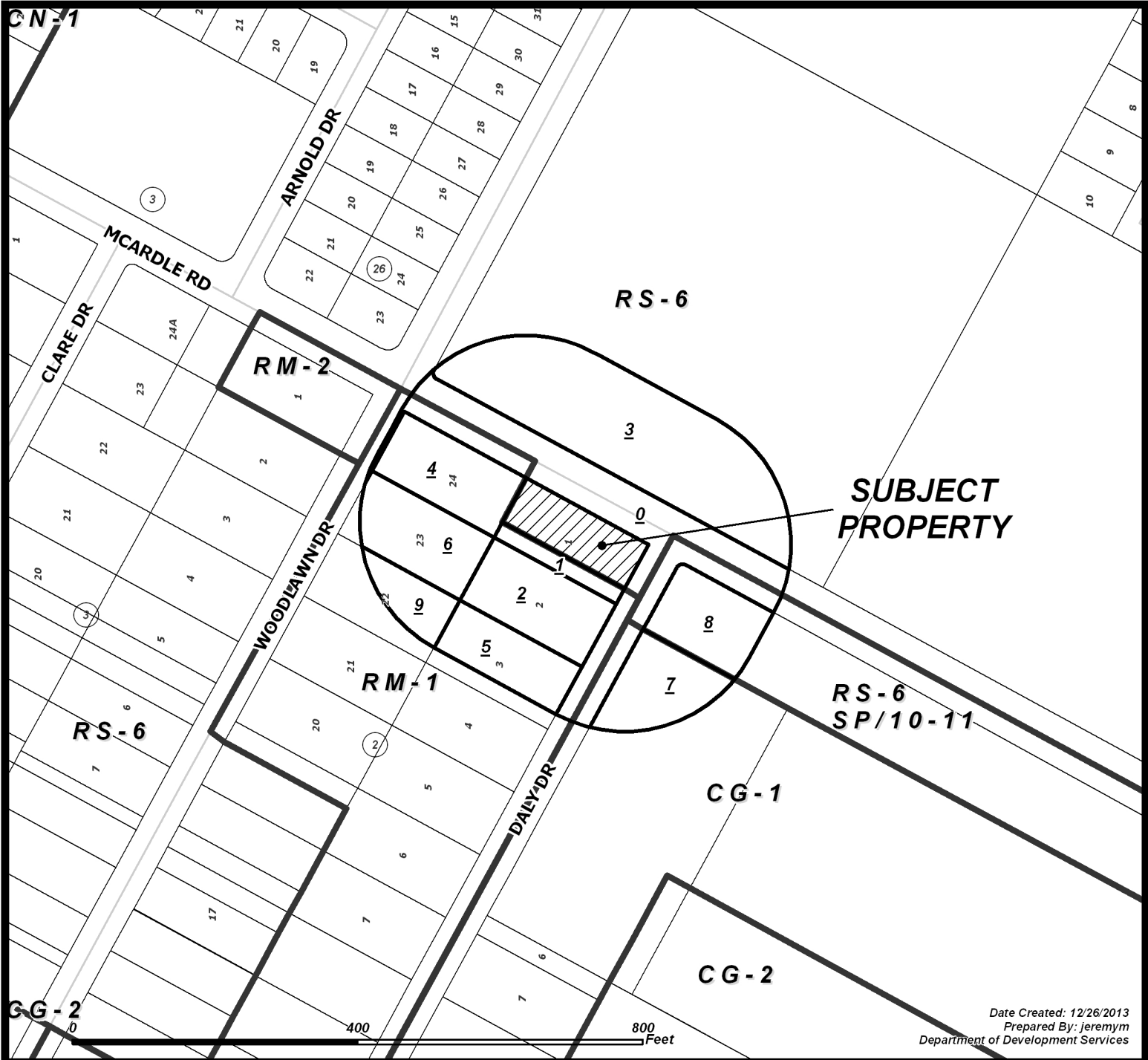
- The proposed rezoning is consistent with the adopted Comprehensive Plan and Future Land Use Plan.
- The proposed rezoning is compatible with the present zoning and would not negatively impact the surrounding properties.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The Zoning Map amendment does not have a negative impact upon the surrounding neighborhood.

**Planning Commission and Staff Recommendation (January 15, 2014):**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District.

<b>Public Notification</b>	<p>Number of Notices Mailed – 9 within 200’ notification area          – 5 outside 200’ notification area</p> <p><b><u>As of January 16, 2014:</u></b></p> <p>In Favor – 0 inside notification area; 0 outside notification area          In Opposition – 0 inside notification area; 0 outside notification area</p> <p>For 0.00% in opposition.</p>
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- Attachments:
- A. Location Map (with Existing Zoning & Notice Area)
  - B. Site Plan



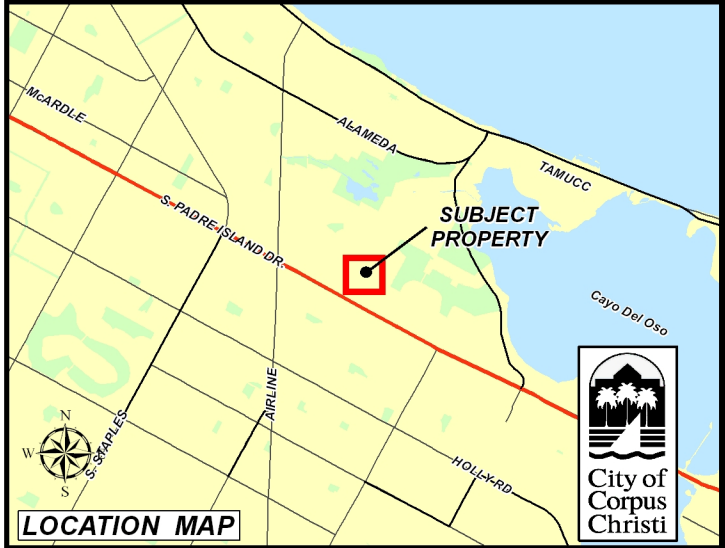
Date Created: 12/26/2013  
 Prepared By: jeremym  
 Department of Development Services

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## 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
- 4** Owners within 200' listed on attached ownership table
- X** Owners in opposition

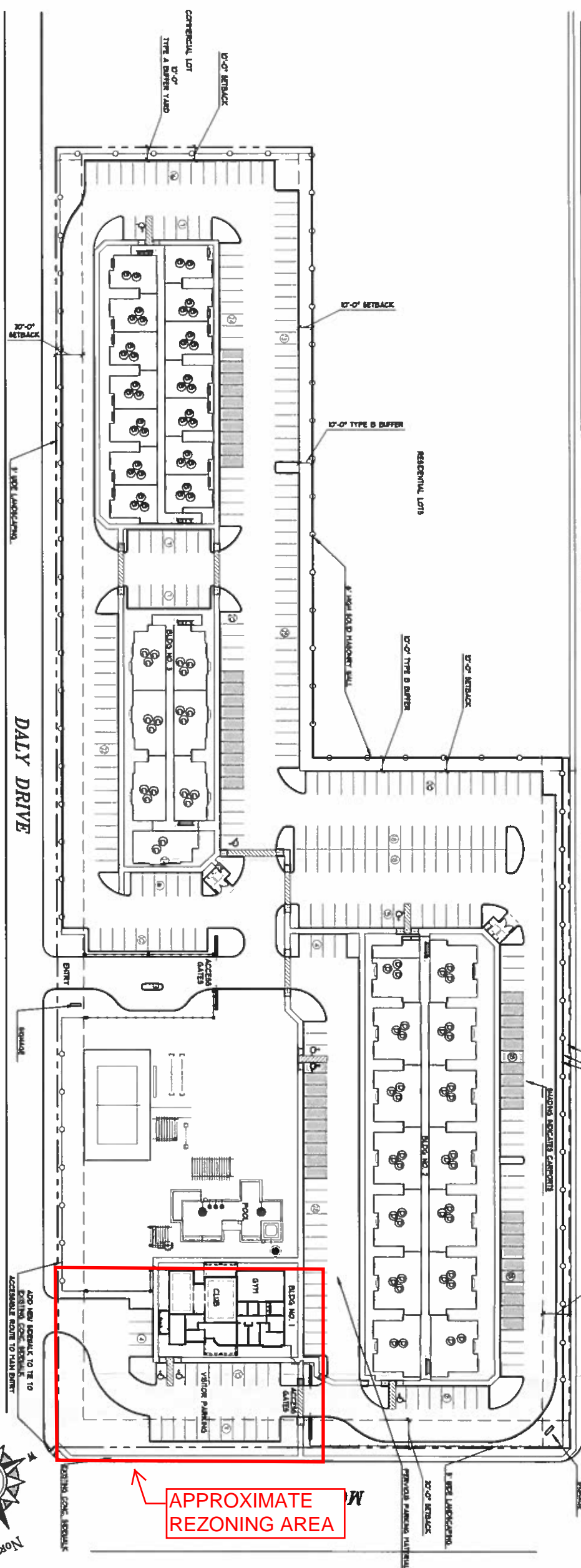


LOCATION MAP



RESIDENTIAL LOTS

WOODLAWN DRIVE



PRELIMINARY ARCHITECTURAL SITE PLAN

**PROJECT DATA:**

MULTIFAMILY DISTRICT	REQUIRED	PROVIDED
RH-1 ZONING	22 UNITS PER ACRE	5 UNITS PER ACRE
MAXIMUM DENSITY	35% OF SITE AREA	35.83% OF SITE AREA
MIN OPEN SPACE	103,945 SF	106,436 SF
MIN. LOT AREA	6,000 SF	296,985 SF / 6.81 ACRES
MIN. LOT WIDTH	50 FEET	195 FEET
MIN. YARDS		
STREET SETBACK	20 FEET	20 FEET
REAR & SIDE SETBACK	10 FEET	10 FEET
MIN. BLDG. SEPARATION	10 FEET	12 FEET
MAX. HEIGHT	45 FEET	41'-4 1/2"
LANDSCAPED AREA PER STREET YARD	30% OF TOTAL STREET YARD	100% OF TOTAL STREET YARD

**BUILDING DATA:**

NO.	OCCUPANCY USE	CONSTRUCTION	STORY	FLOOR AREA	SPRINKLERED
1	CLUBHOUSE/ LEASING OFFICE : A-3 & B	TYPE VA	1	5,000 SQ. FT.	NO
2	APARTMENT BUILDING : R-2	TYPE VA	2-3	23,196 SQ. FT.	YES/ NFPA BR
3	APARTMENT BUILDING : R-2	TYPE VA	2-3	24,163 SQ. FT.	YES/ NFPA BR
		TOTAL		52,359 SQ. FT.	

**APARTMENT UNIT DATA:**

UNIT	DESCRIPTION	CONDITIONED AREA	NUMBER OF UNITS	TOTAL AREA
B	2 BDRM/ 2 BATH	878 SQ. FT.	40	35,120
C	3 BDRM/ 3 BATH	1000 SQ. FT.	20	24,000
D	4 BDRM/ 4 BATH	1493 SQ. FT.	40	59,720
	AVERAGE SQUARE FOOTAGE PER APARTMENT		100	188,800

**BEDROOM COUNT:**

UNIT	NUMBER OF UNITS	NUMBER OF BEDS
2 BD	40	80
3 BD	20	60
4 BD	40	160
TOTAL		300

**PARKING DATA:**

TOTAL RESIDENCE PARKING REQUIRED	200
MORE THAN 1 BEDROOM * 2 PER UNIT	
100 UNITS X 2 = 200	
TOTAL VISITOR PARKING REQUIRED	20
1 PER 5 UNITS LABELED FOR VISITORS	
100 UNITS / 5 = 20	
TOTAL RESIDENCE PARKING PROVIDED	314
TOTAL VISITOR PARKING PROVIDED	25
TOTAL	339
TOTAL ACCESSIBLE PARKING PROVIDED	8
AVERAGE PER BEDROOM (339/300 BEDS) 1.14	

**TED TROUT ARCHITECT AND ASSOCIATES, LTD.**  
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 Fax: 713-781-1112  
 Website: www.tedtrout.com

CLIENT:  
**HAWKWOOD ONE REAL ESTATE DEVELOPMENT LLC**  
 4700 WESTERN BLVD # 600  
 AUSTIN, TEXAS 78746

PROJECT NAME:  
**CAMPUS VILLAGE MCARDLE APARTMENTS**

PROJECT LOCATION:  
**CORNUS CHRISTI, TEXAS**

DATE	ISSUE
07/25/09	CONCEPT LAYOUT
08/13/09	CITY COMMENTS
08/20/09	CLIENT COMMENTS

DATE: NOVEMBER 21, 2009  
 SCALE: 1" = 40'-0"  
 PROJECT NUMBER: 0203  
 DRAWING BY: AS  
 SHEET TITLE: CONCEPTUAL SITE PLAN OPTION "A"  
 SHEET NUMBER: 01

A0.0