

STAFF REPORT

Case No. 0415-05
 HTE No. 15-10000013

Planning Commission Hearing Date: April 22, 2015

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|--|---|---------------------------------|--------------------------|---|
| Applicant & Legal Description | <p>Applicant/Representative: AAF-Vantage at Corpus Christi Owner: William E. McKinzie Jr., Family Limited Partnership Legal Description/Location: Being 19.74 acres out of the remainder of a 20.26 acre tract described as Parcel 5, in a Special Warranty Deed from William E. McKinzie, Jr. to William E. McKinzie, Jr. Family Limited Partnership, located on the south side of Up River Road between Deer Run Drive and Carbon Plant Road.</p> | | | |
| Zoning Request | <p>From: "RS-6" Single-Family 6 District To: "RM-1" Multifamily 1 District Area: 19.74 acres Purpose of Request: To allow for a 300 unit apartment complex.</p> | | | |
| Existing Zoning and Land Uses | | Existing Zoning District | Existing Land Use | Future Land Use |
| | <i>Site</i> | "RS-6" Single-Family | Vacant | Commercial and Medium Density Residential |
| | <i>North</i> | "RS-6" Single-Family | Low Density Residential | Commercial |
| | <i>South</i> | "RS-6" Single-Family | Low Density Residential | Low Density Residential |
| | <i>East</i> | "RS-6" Single-Family | Vacant | Commercial and Medium Density Residential |
| | <i>West</i> | "RS-4.5" Single-Family | Vacant | Commercial and 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 commercial and medium density residential uses. The proposed rezoning to the "RM-1" Multifamily 1 District is consistent with the adopted Future Land Use Plan designation of medium density residential at the rear but inconsistent with commercial uses planned at the frontage. Map No.: 060049 Zoning Violations: N/A</p> | | | |

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|-----------------------|---|---------------------------------------|-------------------------|-------------------------|------------------------------|
| Transportation | Transportation and Circulation: The subject property has approximately 728 feet of street frontage along Up River Road, which is a “C-1” Minor Collector. The subject property will have access to a future local street built as part of Lone Star Estates Subdivision to the west. | | | | |
| Street R.O.W. | Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume (2013) |
| | Up River Road | “C-1” Minor Collector | N/A | 60’ ROW 40’ paved | N/A |

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District to allow for a 300 unit apartment complex.

Development Plan: A proposed development plan for the site shows a 300-unit apartment complex to include amenities, such as a clubhouse, pool, parking and other features on the site. The number of apartment units proposed does fall under the maximum density requirements of the requested zoning district, which is no more than 22 units per acre. The apartment structures would be three stories in height, which could not exceed a maximum height restriction of 45 feet for the requested zoning district. A site plan provided shows the proposed layout of the apartment complex, which includes boat parking and storage.

Existing Land Uses & Zoning: The current use of the property is vacant. North and east of the subject property are single-family dwellings zoned “RS-6” Single Family 6 District. South and west of the subject property are multifamily projects zoned “RM-1” Multifamily 1 District.

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 proposed land use with the requested zoning is consistent with both the City’s Comprehensive Plan and the adopted Northwest Area Development Plan. The inconsistency with the Future Land Use Plan’s designation for commercial uses on the front half of the property can be over-ruled by the fact that there is sufficient commercial uses planned in this area and residential uses will support the commercial uses planned nearby.

Land Use Objective 6: Preserves quality residential areas

- **Comprehensive Plan Residential Policy Statement F:** Medium density development, such as the proposed apartment complex, should be located with

convenient access to an arterial or, along a collector that provides access to an arterial. Up River Road is a collector that provides access to McKinzie Road, an arterial.

- **Comprehensive Plan Residential Policy Statement G:** Design considerations for the proposed development should consider proximity to the adjacent single-family residential or low-density residential by limiting building height, providing screening fences or landscaping, building setbacks and other techniques to create an appropriate transition.

Plat Status: The subject property is not platted.

Department Comments:

1. A Type B Buffer Yard will be required along the property line between the proposed zoning district of “RM-1” Multifamily District 1 and the adjacent zoning districts of “RS-6” Single-Family 6 District and “RS-4.5” Single-Family 4.5 District. The Type B Buffer Yard includes a 10-foot landscaped yard and 10 points achieved per UDC Table 7.9.7.
2. The proposed land use with the requested zoning is consistent with both the City’s Comprehensive Plan and the adopted Northwest Area Development Plan.
3. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
4. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the rezoning.
5. The proposed rezoning would not have a negative impact on the surrounding neighborhood.

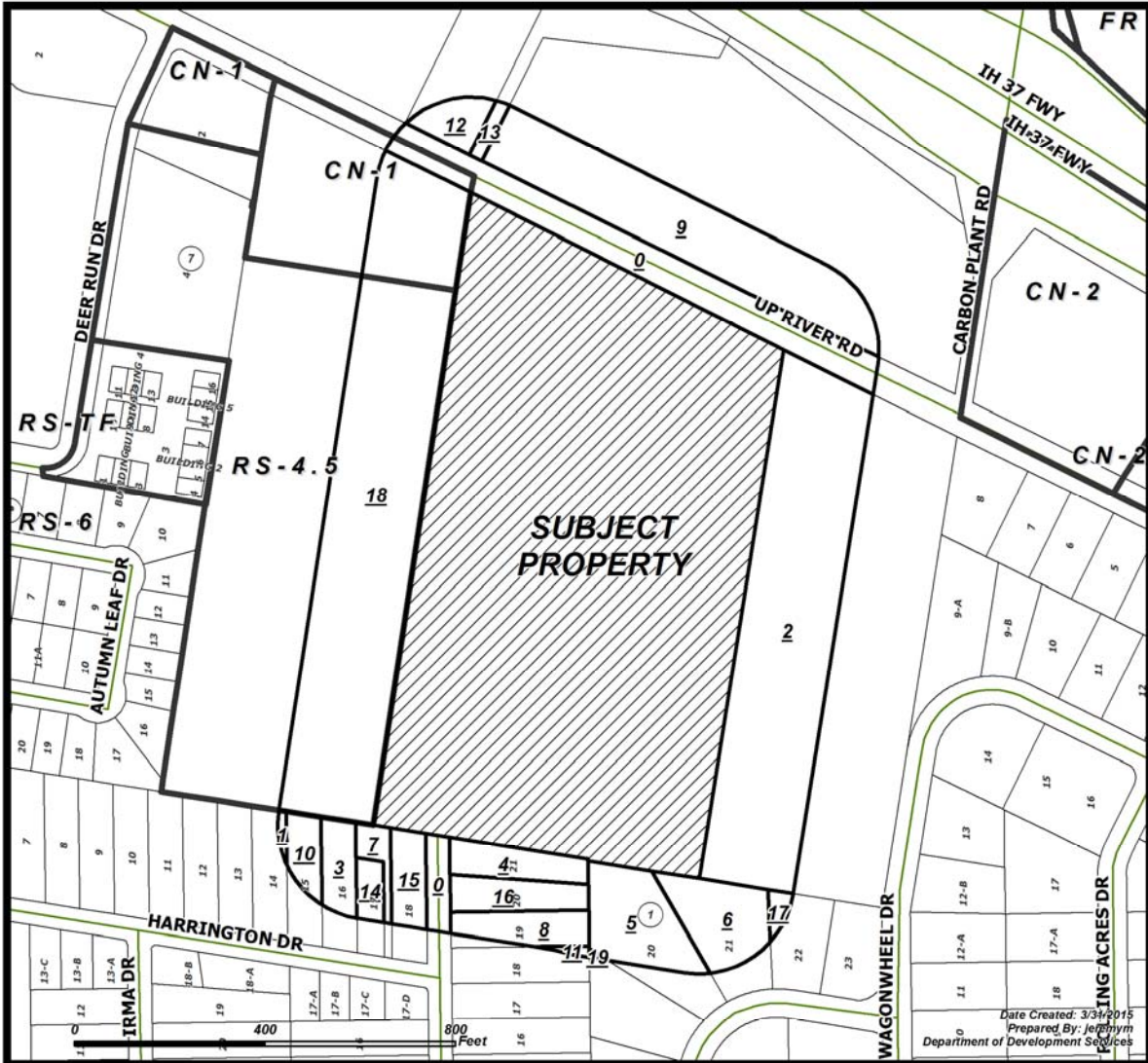
Staff Recommendation:

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

| | |
|----------------------------|--|
| Public Notification | Number of Notices Mailed – 19 within 200-foot notification area 6 outside notification area |
| | <u>As of April 15, 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. Conceptual Site Plan
3. Copy of Preliminary Subdivision Plat to the West (Lone Star Estates)

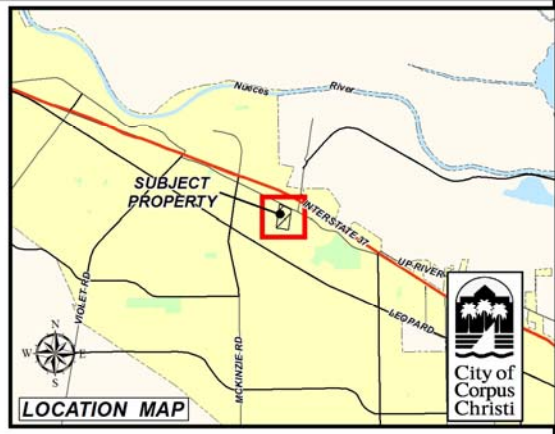


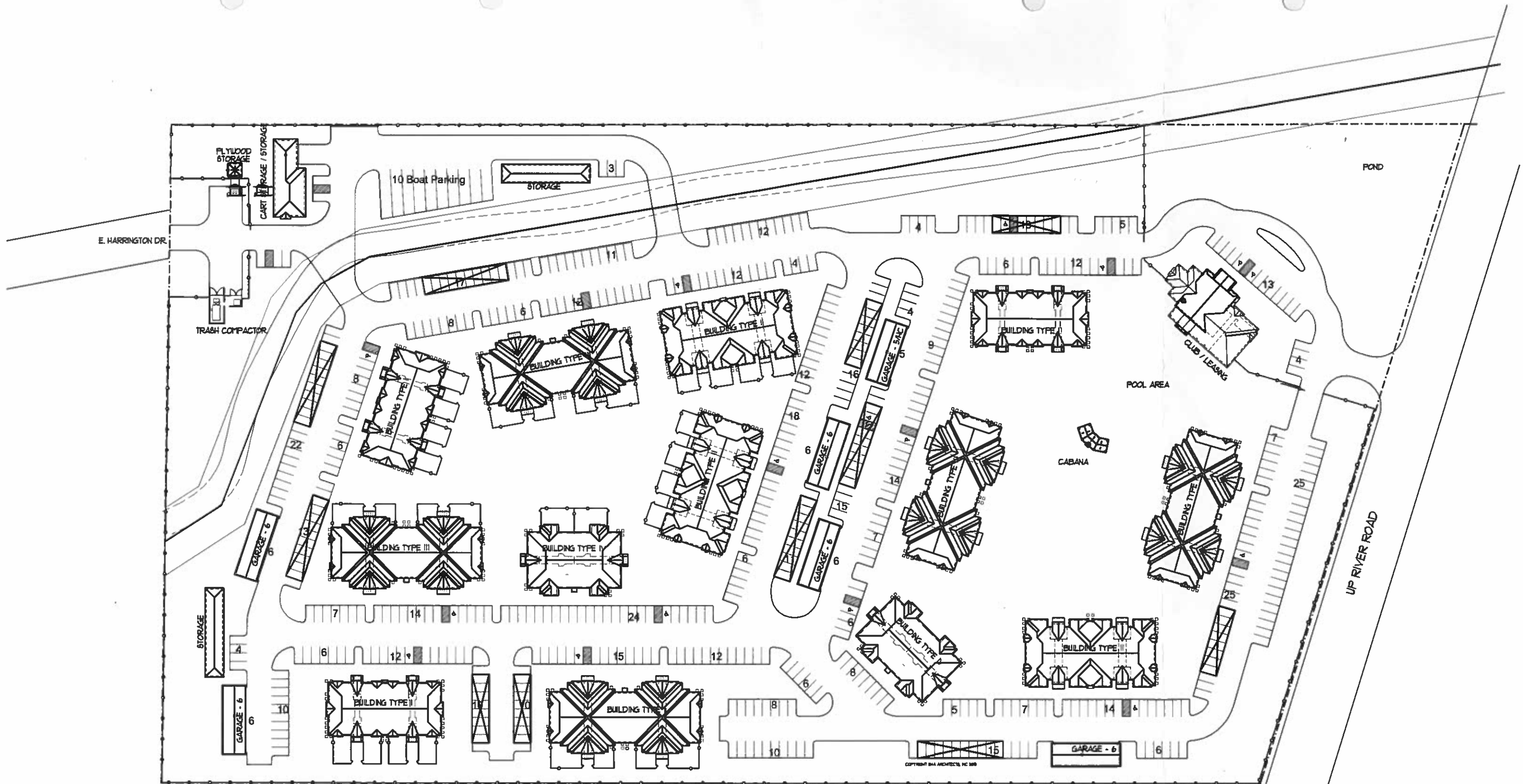
Date Created: 3/31/2015
Prepared By: Jeff Mym
Department of Development Services

CASE: 0415-05 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 |
| OH | 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





Vantage at Corpus Christi Apartments

Corpus Christi, Texas



Site Plan
SCALE: 1" = 100'-0"

03.09.2015

CURVE DATA CHART

| NUMBER | DELTA | RADIUS | TANGENT | LENGTH |
|--------|------------|---------|---------|---------|
| 1 | 106°34'13" | 10.0' | 13.41' | 18.61' |
| 2 | 47°30'55" | 35.5' | 15.63' | 29.44' |
| 3 | 276°22'26" | 55.0' | 49.20' | 265.31' |
| 4 | 7°18'32" | 501.71' | 32.04' | 63.98' |
| 5 | 16°36'57" | 50.0' | 7.30' | 14.49' |
| 6 | 90°00'42" | 10.0' | 10.00' | 15.71' |
| 7 | 90°12'14" | 20.0' | 20.07' | 31.49' |
| 8 | 09°55'14" | 501.71' | 43.54' | 86.87' |
| 9 | 53°11'36" | 50.0' | 25.03' | 46.42' |
| 10 | 90°16'04" | 49.82' | 50.05' | 78.49' |

* ALL RADIUS DIMENSIONS ARE AT R.O.W. AND STREET CENTERLINE



VICINITY MAP
NOT TO SCALE

**TEXAS GEO TECH
LAND SURVEYING, INC**
5525 S. STAPLES SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
Job# 140316

Owners:

Mohammad Nazari Rezaei, Director

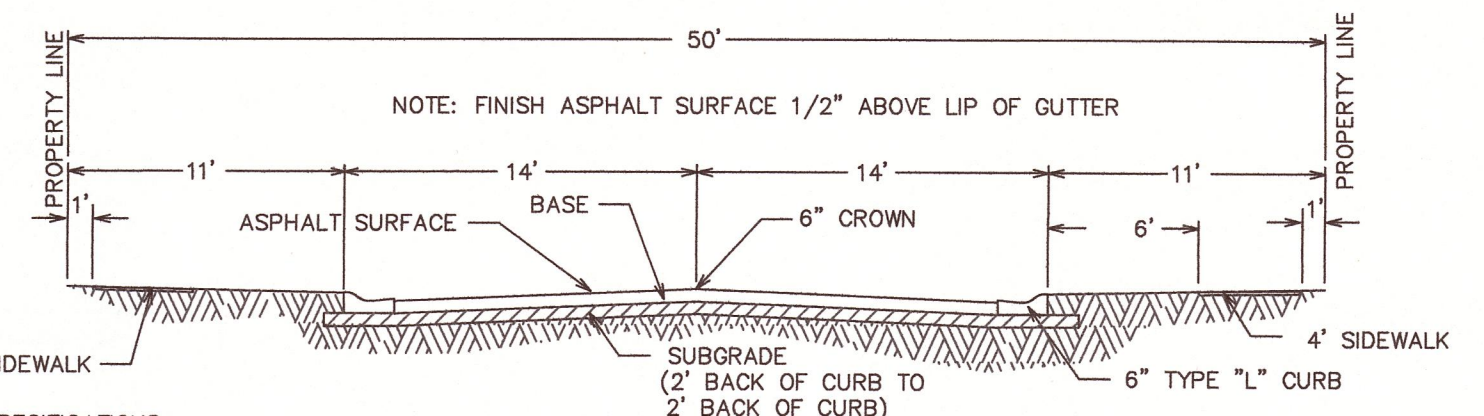
Reza Haddadzadeh, Director

Vahid Rezaei Nazari, Director

MVR Construction Company
P.O. BOX 271148, CORPUS CHRISTI, TX. 78427
PH: (361) 877-8243
E-MAIL: Mvr.corp@yahoo.com

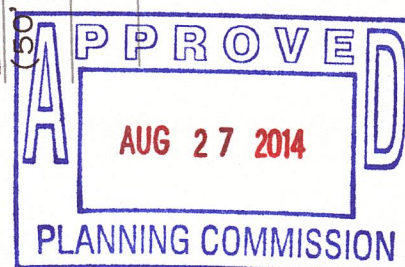
GENERAL NOTES:

1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE
2. ALL SUBDIVISION CORNERS ARE SET 5/8" S.R. WITH TEXAS GEO TECH CAP UNLESS OTHERWISE NOTED AS FOUND 5/8" STEEL RODS.
3. CONTAINS TOTAL 807,166.80 SQUARE FEET, OR 18.53 ACRES.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE C AS PER THE NATIONAL INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 485464 0130 C DATED JULY 18, 1985
5. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR BASIN AS "INTERMEDIATE".
6. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. NO DRIVE WAY ACCESS UNTO DEER RUN DR. FROM RESIDENTIAL LOTS 1-6, BLOCK 1 ONLY.
9. CURRENTLY ZONED RS-TF AND RS-6 PROPOSE SITE WILL BE REZONED TO RS-4.5 AND CN-1.
10. PRIVATE DRIVE WAY ACCESS FROM LOTS 1 AND 14, BLOCK 1 ONTO ROCKETS LN. IS PROHIBITED.



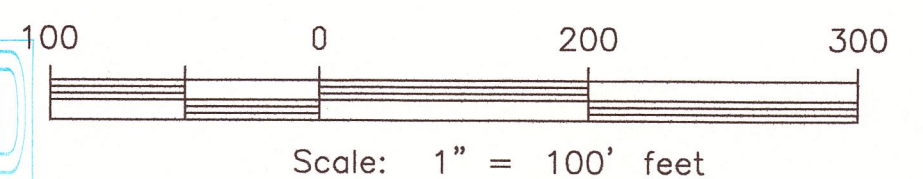
SPECIFICATIONS:
SURFACE: 2" HOT MIX ASPHALTIC CONCRETE TxDOT TYPE D.
PRIME COAT: MS-1 OR MC-30 @ 0.15 GALLONS PER SQUARE YARD.
BASE: 6" FLEXIBLE BASE
SUBGRADE: SCARIFY, LIME STABILIZE AND COMPACT 8" OF RAW SUBGRADE AND COMPACT TO 95% OF ASTM D-698. (5% MINIMUM HYDRATED LIME BY WEIGHT)
BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF ASTM D-698.

TYPICAL 50' R.O.W.
NOT TO SCALE



**PRELIMINARY PLAT
LONE STAR ESTATES**

BEING APPROXIMATELY 807,166.80 SF OR 18.53 ACRES, MORE OR LESS, OUT OF STATE SURVEYS 419 & 417, BEATY, SEALE AND FORWOOD, ORIGINAL GRANTEE, ABSTRACT NOS. 570 & 571, RESPECTIVELY AND BEING OUT OF THAT CERTAIN 35.26 ACRE TRACT CONVEYED TO CHARLES MCKINZIE, AND RECORDED IN VOLUME 1450, PAGE 535, ET SEQ., NUECES COUNTY, TEXAS DEED RECORDS. BEING A RE-PLAT OF LOT 2-BLOCK 7 MAPLE HILLS SUBDIVISION UNIT 2, AS PER MAP RECORDED IN VOLUME 61, PAGE 72 M.R.N.C.T., LOT 4-BLOCK 7 MAPLES HILLS SUBDIVISION UNIT 2, ACCORDING TO PLAT OR MAP RECORDED IN VOLUME 64, PAGES 144-145 M.R.N.C.T.



Scale: 1" = 100' feet



GRAPHIC SCALE