PLANNING COMMISSION FINAL REPORT

Case No. 0415-01
HTE No. 15-10000010

Planning Commission Hearing Date: April 8, 2015

Applicant & Legal Description	**Applicant/Owner:** MPM Development, LP **Legal Description/Location:** Tract 1 being 22.186 acres out of Lots 12, 13, 14, 19, 20, and 21, Section 22, Flour Bluff and Encinal Farm and Garden Tracts, Tract 2 being 1.774 acres out of Lot 12, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, and Tract 3 being 10.183 acres out of Lots 21 and 22, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located east of Airline Road at the intersection of Brooke Road.
Zoning Request	**From**: "FR" Farm Rural District **To**: "RS-6" Single-Family 6 District on Tract 1 (22.186 acres) "CN-1" Neighborhood Commercial District on Tract 2 (1.774 acres) "RM-2" Multifamily 2 District on Tract 3 (10.183 acres) **Area**: 34.143 acres **Purpose of Request**: To allow a single-family subdivision on Tract 1, Neighborhood Commercial on Tract 2, and Multifamily uses on Tract 3.

Existing Zoning and Land Uses

	Existing Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Vacant	Low Density Residential and Medium Density Residential
North	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
South	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Vacant, Low Density Residential, and Public/Semi-Public	Low Density Residential and High Density Residential
East	"RS-6" Single-Family 6 and "FR" Farm Rural	Public/Semi-Public	Public/Semi-Public
West	"RS-6" Single-Family	Vacant	Low Density Residential

ADP, Map & Violations	**Area Development Plan – Future Land Use Plan**: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for low density residential and medium density residential uses. Regarding consistency with the Future Land Use Plan, the proposed rezoning to "RS-6" Single-Family 6 District on Tract 1 is consistent; the rezoning to the "CN-1" Neighborhood Commercial District on Tract 2 is inconsistent; and the rezoning to the "RM-2" Multifamily 2 District is inconsistent. **Map No.**: 042032 **Zoning Violations**: N/A

Transportation	**Transportation and Circulation**: The subject property has approximately 810 feet of street frontage along Airline Road, which is an "A-1" Minor Arterial Undivided and 593 feet of street frontage along Brooke Road, which is a "C-1" Minor Residential Collector. The proposed commercial rezoning will be located at the intersection of an Arterial roadway (Airline Road) and a future Collector roadway (Brooke Road). The proposed multifamily uses will have direct access to Airline Road. A Peak Hour Trip calculation required with this rezoning shows an increase in the number of peak hour weekday trips by 183 trips beyond what the planned Future Land Use Plan would have generated. A Traffic Impact Analysis is not required per the Unified Development Code because the threshold of 501 peak hour trips was not met.

Street R.O.W.

Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
Airline Road	"A-1" Minor Arterial Undivided	N/A	95' ROW 64' paved	3,301 ADT
Brooke Road	"C-1" Minor Residential Collector	N/A	60' ROW 40' paved	N/A

<u>Staff Summary</u>:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District on Tract 1, "CN-1" Neighborhood Commercial District on Tract 2, and "RM-2" Multifamily 2 District on Tract 3.

Development Plan: The applicant proposes to rezone Tract 1 (22.186 acres) to the "RS-6" Single Family 6 District for the purpose of developing approximately 88 single family homes. Tract 3 (10.183 acres) is proposed to be zoned "RM-2" Multifamily to allow construction of an apartment complex consisting of approximately 300 units. A designation of "CN-1" Neighborhood Commercial is proposed on Tract 2 (1.774 acres) to provide retail and office uses that will primarily benefit the planned residential development. The project is planned to be built in two phases and expected to develop over a two year period.

Existing Land Uses & Zoning: The current use of the property is vacant. North of the subject property are low density residential dwellings zoned "RS-6" Single-Family 6 District. South of the subject property are low density residential uses and vacant land zoned "RS-6" Single-Family 6 District and a "RM-3" Multifamily 3 District. East of the subject property are two churches and are zoned "RS-6" Single-Family 6 and "FR" Farm Rural District. West of the subject property is vacant land zoned "RS-6" Single-Family 6 District.

AICUZ: The subject property is **<u>not</u>** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan Consistency: The Comprehensive Plan and the Southside Area Development Plan identify the subject tracts as low density residential and medium density residential. The proposed change to the "RM-2" District on Tract 3 is not consistent with the adopted Future Land Use Map as Tract 3 is about twice as large an area as shown in the plan. However, a larger proposed "RM-2" District and proposed "RS-6" Single-Family 6 District designation conform to the goals and policies of the Comprehensive Plan with respect to:

- Encouraging infill development on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement F),
- Locating medium-density residential development along a collector street with convenient access to an arterial street (Comprehensive Plan, Residential Policy Statement H),
- Increasing the availability of rental and owner-occupied housing units for families (Comprehensive Plan Housing Policy Statement G, H),

The request to rezone to the "CN-1" District is not consistent with the Future Land use Map, however, the proposed zoning if approved, may further various goals and policies of the Comprehensive Plan and the ADP which include but are not limited to the following:

- Encouraging infill development on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement F),
- Providing goods, services, and employment opportunities that are within walking distance to adjacent residential areas (Comprehensive Plan, Commercial Policy Statement A),
- Encouraging commercial activities such as convenience stores, professional offices, and other services that serve surrounding residential areas at sites that promote and encourage pedestrian traffic while they maintain good vehicular access (Comprehensive Plan Commercial Policy Statement G).

Plat Status: The subject property is not platted. A platting application has been accepted and is currently under review.

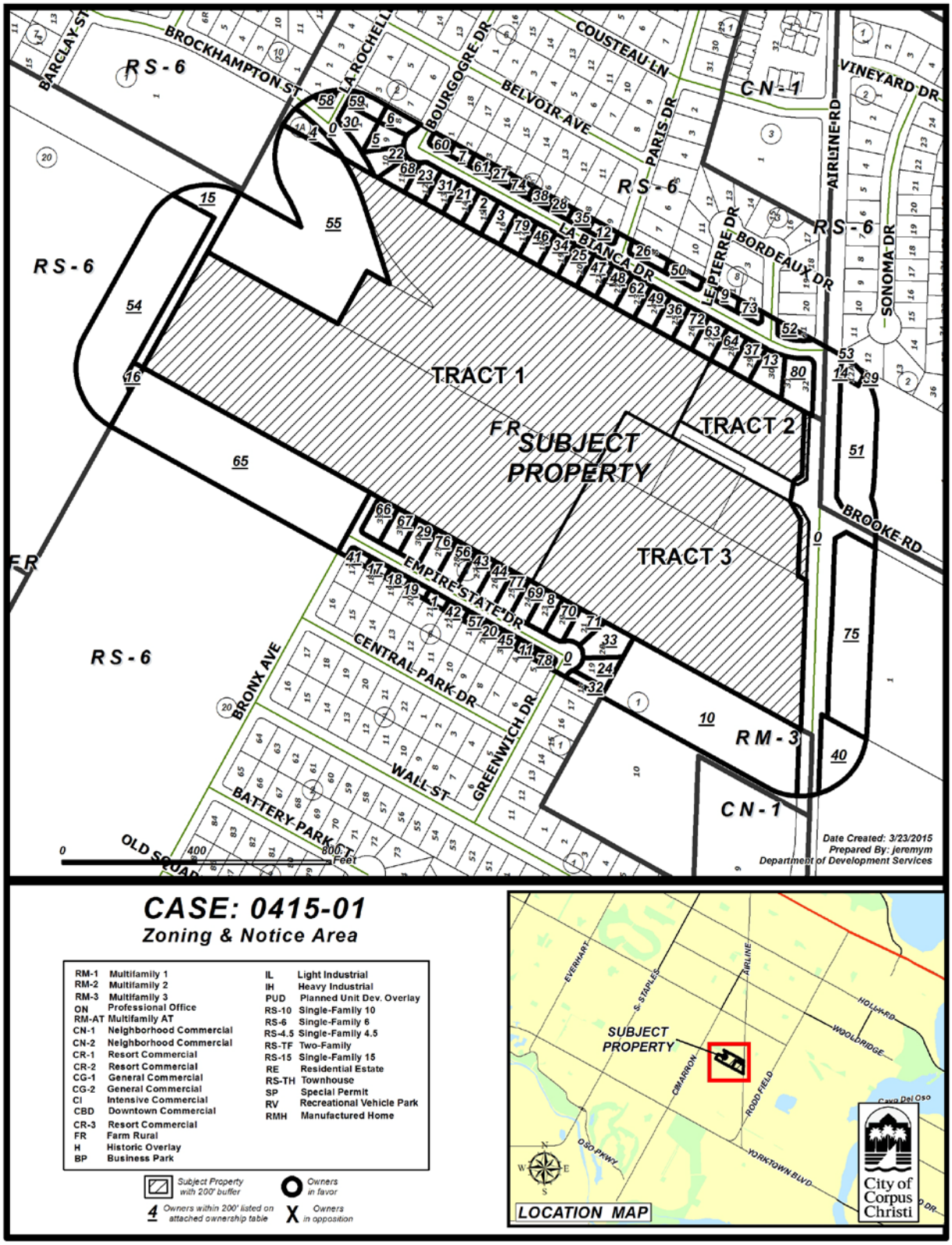
Department Comments:

- The rezoning is consistent with the Comprehensive Plan and the Southside Area Development as outlined in the previous section of this report.
- The requested designations are compatible with adjacent uses and do not alter the overall character of the area.
- The property proposed to be zoned "RM-2" District is suitable for an apartment complex and will fulfill certain Comprehensive Plan policy statements pertaining to providing a variety of housing types for families.
- The property proposed to be rezoned "CN-1" District is appropriately located along an arterial and collector roadway and will provide needed services and employment opportunities to adjacent residents.
- Buffer, landscaping, and setback requirements required in the UDC will ensure commercial development is compatible with existing and future residential development.

Planning Commission and Staff Recommendation:
Approval of the change of zoning from the "FR" Farm Rural District to the to the "RS-6" Single-Family 6 District on Tract 1, "CN-1" Neighborhood Commercial District on Tract 2, and "RM-2" Multifamily 2 District on Tract 3.

Public Notification	Number of Notices Mailed – 80 within 200-foot notification area 11 outside notification area ***As of April 21, 2015:*** In Favor – 1 inside notification area – 0 outside notification area In Opposition – 4 inside notification area – 0 outside notification area Totaling 1.30% of the land within the 200-foot notification area in opposition.

Attachments:
1. Location Map (Existing Zoning & Notice Area)
2. Preliminary Plat



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Zoning & Notice Area

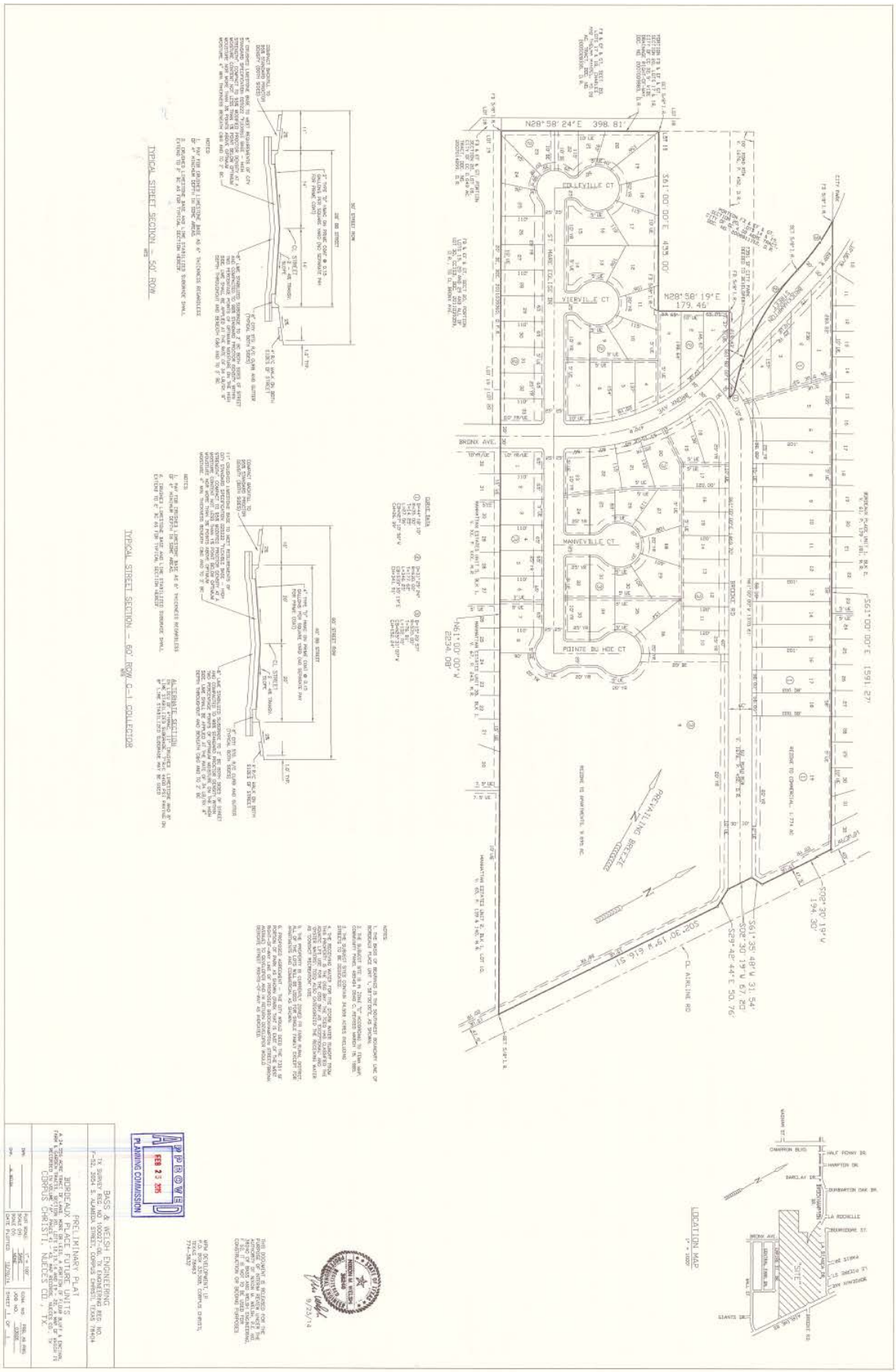
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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


TYPICAL STREET SECTION – 50' ROW
TYPICAL STREET SECTION – 60' ROW G-1 COLLECTOR
ALTERNATE SECTION
CURVE DATA
NOTES
BRONX AVE.
BRONX PLACE UNIT 1, BLK 1
N28°58'24"E 398.81'
N28°58'19"E 179.46'
S61°00'00"E 435.00'
S61°00'00"E 1591.27'
N61°00'00"W 2234.00'
S02°30'19"W 194.30'
S61°35'48"W 31.54'
S02°30'19"W 67.60'
S29°42'44"E 50.76'
S02°30'19"W 616.15'
S02°30'19"W 1205.
CL AIRLINE RD
PREVAILING BREEZE
RECORE TO APARTMENTS, 9.499 AC
RECORE TO COMMERCIAL, 1.774 AC
MANVEVILLE CT
POINTE DU HOE CT
LOCATION MAP
BRONX AVE
CIMARRON BLVD
HALF PENNY DR.
HAMPTON DR.
BARCLAY DR.
DUNHAMPTON OAK DR.
LA ROCHELLE
BERMUDDAS ST.
GIANTS DR.
SITE
BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 10002700, CHENGINEERING REG NO.
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78414
PRELIMINARY PLAT
BOREALIS PLACE FUTURE UNITS
A PORTION OF BORREGO PLACE UNIT 1, A PORTION OF FLOUR BLUFF & LINCOLN PARK SUBDIVISION, ABSTRACT 4, A PORTION OF ABSTRACT 5, A PORTION OF ABSTRACT 6, A PORTION OF ABSTRACT 7, A PORTION OF ABSTRACT 8, A PORTION OF ABSTRACT 9, A PORTION OF ABSTRACT 10, A PORTION OF ABSTRACT 11, A PORTION OF ABSTRACT