

ZONING REPORT

Case No.: 0213-03

HTE No. 13-10000004

Planning Commission Hearing Date: February 27, 2013

Applicant & Legal Description	Applicant/Owner: N.P. Homes, L.L.C. Legal Description/Location: Rodd East, Block 20, Lot 1, located along the south side of Wooldridge Road and approximately 510 feet east of Quebec Drive.			
Zoning Request	From: "FR" Farm Rural District To: "RS-6" Single-Family 6 District Area: 9.5 acres Purpose of Request: To allow the development of a single-family subdivision.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Vacant	Low Density Residential
	<i>North</i>	"RS-4.5" Single-Family 4.5 & "RM-1" Multifamily 1	Low Density Residential & Vacant	Low Density Residential & Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>East</i>	"FR" Farm Rural	Vacant & Estate Residential	Low Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located in the Southside Area Development Plan (ADP) and is planned for low density residential uses. The proposed change of zoning to the "RS-6" Single-Family 6 District is consistent with the adopted Future Land Use Plan. Map No.: 040032 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 330 feet of frontage along Wooldridge Road, which is an "A2" Secondary Arterial Divided. The property will have future access to New Brunswick Drive, which is a local residential street. Wooldridge Road, west of the subject property, is currently under construction to widen the road. The paved width of the road is being increased to 61.5 feet and will include two bike lanes and a middle turn lane. Construction is planned to be completed by May.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Wooldridge Road	"A2" Secondary Arterial Divided	100' ROW 54' paved	50' ROW 28' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District in order to allow construction of a residential subdivision consisting of 41 lots.

Existing Land Uses & Zoning: South and west of the subject property are single-family houses zoned "RS-6" Single-Family 6 District. North of the subject property are single-family houses zoned "RS-6" Single-Family 6 District and vacant land zoned "RM-1" Multifamily 1 District. East of the subject property is vacant land and a single-family house zoned "FR" Farm Rural.

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

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning is in the Southside Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use.

Department Comments:

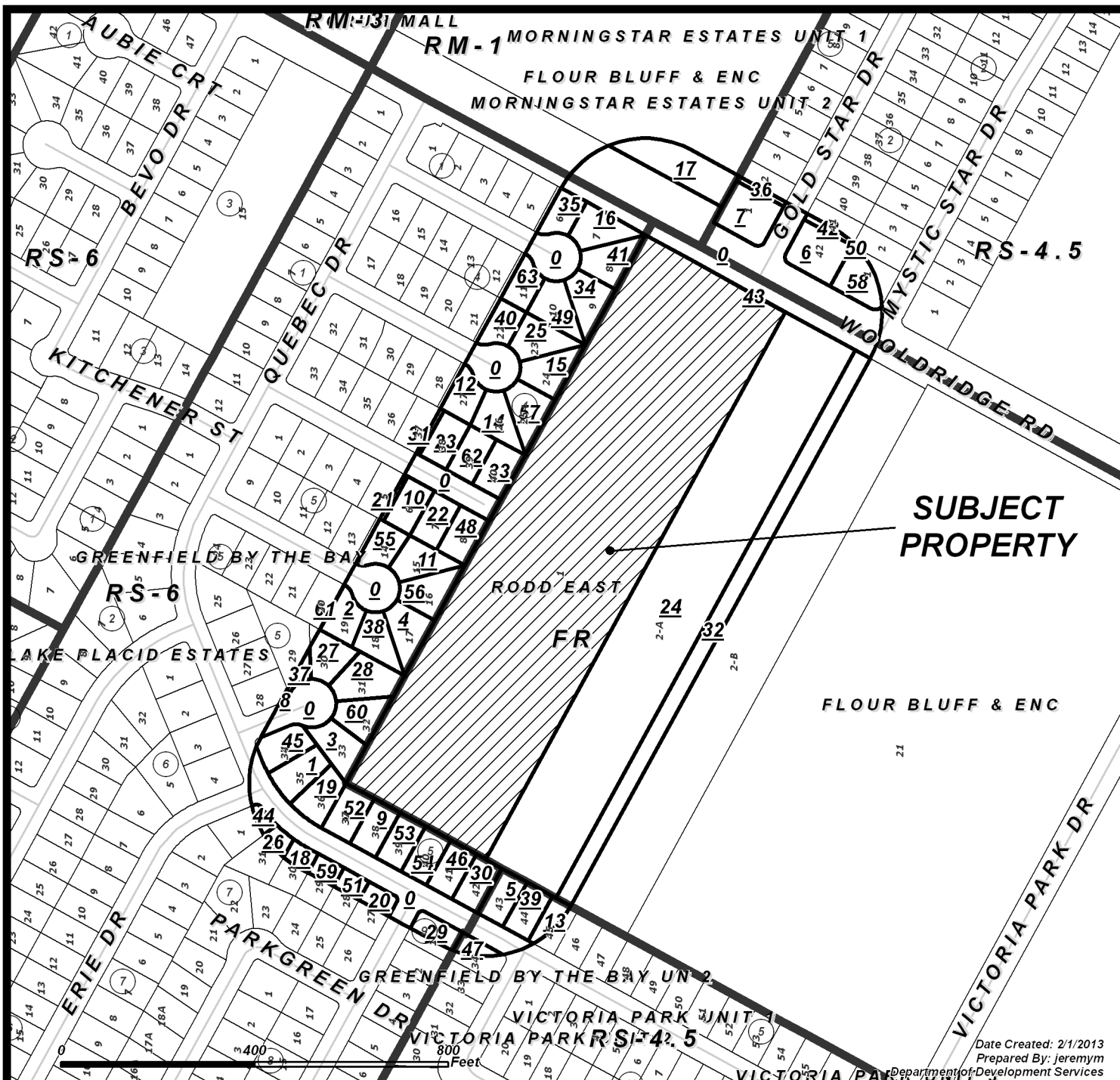
- The rezoning is consistent with the adopted future land use plan and would be an extension of Greensfields by the Bay subdivision located west of the property.
- The rezoning to the "RS-6" Single-Family 6 District is compatible and consistent with the residential areas surrounding the property.

Planning Commission and Staff Recommendation (February 27, 2013):

Approval of the change of zoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District.

Public Notification	Number of Notices Mailed – 63 within 200' notification area; 3 outside notification area	
	<u>As of February 28, 2013:</u>	
	In Favor	– 0 (inside notification area); 0 (outside notification area)
	In Opposition	– 0 (inside notification area); 0 (outside notification area)
For 0.00% in opposition.		

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



Date Created: 2/1/2013
Prepared By: jeremym
Department of Development Services

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2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

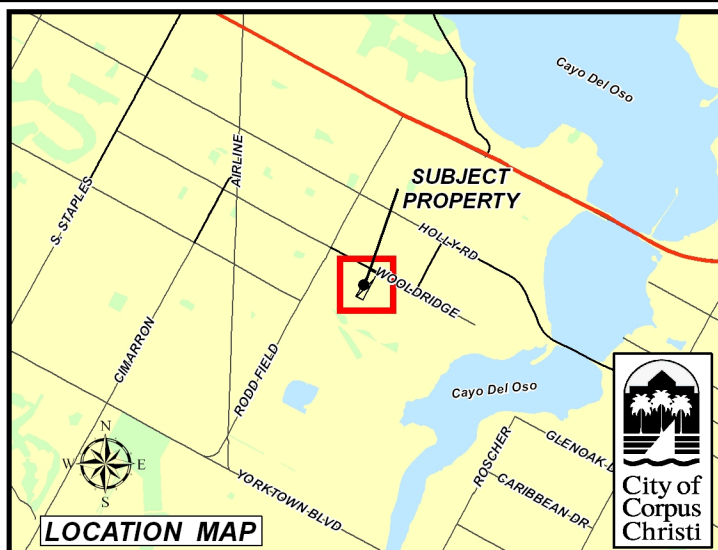
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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 within 200' listed on attached ownership table

Owners in favor

Owners in opposition



STATE OF TEXAS §
COUNTY OF NUECES §
WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE HAVE AGREED TO THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20____
BY: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),
THIS THE ____ DAY OF _____, 20____
(TITLE), OF _____

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

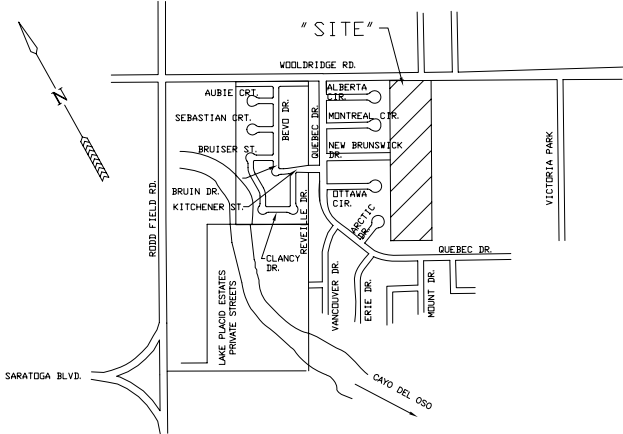
CHARLES F. DORRILL, III, P.E.
DEVELOPMENT SERVICES ENGINEER
DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY PLANNING COMMISSION.
THIS THE ____ DAY OF _____, 20____

CHARMAN _____
SECRETARY
MARK E. VAN VLECK, P.E.

STATE OF TEXAS §
COUNTY OF NUECES §
I, DIANA T. BARRERA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M., AND DULY RECORDED THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME ____ PAGE ____ INSTRUMENT NUMBER ____
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: DEPUTY _____
DIANA T. BARRERA, CLERK
COUNTY COURT,
NUECES COUNTY, TEXAS



LOCATION MAP
1" = 800'

PLAT OF GREENFIELDS BY THE BAY UNIT 4

A 9.800 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, BLOCK 20, HOOD DEVELOPMENT, NUECES COUNTY, TEXAS.
DATE PLOTTED: 07/25/12
CMP. NO. PLAT-SHI AS PLAT
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. PLS-3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404
SHEET 1 OF 2

CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §
WE, SR & ZSS PARTNERSHIP, LTD., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE HAVE AGREED TO THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20____
BY: _____
TITLE: _____

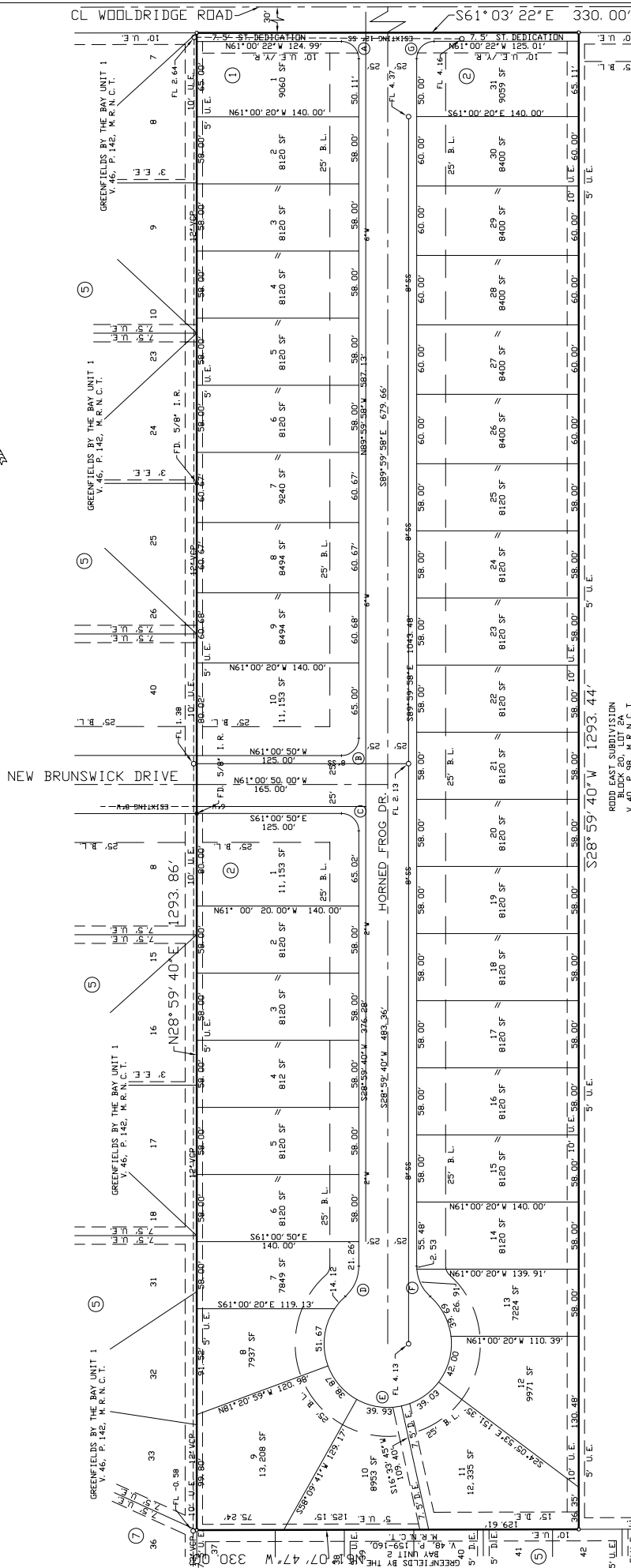
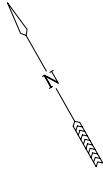
STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ AS
(TITLE) OF SR & ZSS PARTNERSHIP, LTD.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

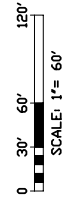
STATE OF TEXAS §
COUNTY OF NUECES §
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, CERTIFY THAT THE FOREGOING MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT.
THIS THE ____ DAY OF _____, 20____

NIXON M. WELSH
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS NUMBER 2211

- NOTES:
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE NEW (UDC) UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "RECREATION" USE.
 - THE FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18" ABOVE THE CENTERLINE OF THE SUBDIVISION, PROVIDED HOWEVER, THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 4, 5, 6, 8, AND 9, ALL IN BLOCK 3, SHALL BE 22" ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY ELEVATION.
 - PRIVATE DRIVEWAYS ONTO WOODBRIDGE ROAD SHALL BE PROHIBITED.
 - THE SUBJECT SITE LIES IN FEMA ZONE "C" PURSUANT TO FEMA FLOOD MAP, COMMUNITY PANEL NO. 485464, 0315 D, REVISED AUGUST 3, 1989, AS SHOWN.
 - A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT OF (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
 - SET 5/8" I.R.'S AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BASIS OF BEARINGS IS THE EAST BOUNDARY LINE OF GREENFIELDS BY THE BAY UNIT 1, N28°59'40"E, AS SHOWN.



- (A) I=90°03'02"
R=15.00'
T=15.00'
L=23.35'
CB=S16°01'51"E
CH=E1.22'
- (B) I=89°59'30"
R=15.00'
T=15.00'
L=23.35'
CB=S16°00'35"W
CH=E1.21'
- (C) I=90°03'14"
R=15.00'
T=15.00'
L=23.35'
CB=N2°49'54"W
CH=E26.25'
- (D) I=48°11'23"
R=35.00'
T=15.00'
L=23.35'
CB=S16°01'51"E
CH=E1.22'
- (E) I=276°22'46"
R=55.00'
T=15.00'
L=265.31'
CB=N72°59'25"W
CH=E1.21'
- (F) I=89°56'58"
R=15.00'
T=15.00'
L=23.35'
CB=S16°01'51"E
CH=E1.22'
- (G) I=89°56'58"
R=15.00'
T=15.00'
L=23.35'
CB=S16°01'51"E
CH=E1.22'



PLAT
GREENFIELDS BY THE BAY
UNIT 4 (CONTINUED)

CORPUS CHRISTI, NUECES COUNTY, TEXAS

DATE PLOTTED: 07/25/12
COMP. NDI PLAT-SHE AS PLAT
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-32, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

BASS & WELSH ENGINEERING
2000 N. DALLAS STREET
CORPUS CHRISTI, TEXAS 78401
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 2 OF 2