

ZONING REPORT

Case No.: 0313-04

HTE No. 13-10000008

Planning Commission Hearing Date: March 27, 2013

| | | | | | |
|-------------------------------|---|--------------------------------|----------------------------|-------------------------|----------------|
| Applicant & Legal Description | Applicant: George Shaheen Owner: FM 2444 & Oso, LP Legal Description/Location: Being a 3.136-acre tract of land out of Lot 1B, Block 1, King’s Crossing West Unit 1, located along the north side of Oso Parkway, approximately 220 feet west of South Staples Street (FM 2444). | | | | |
| Zoning Request | From: “CN-1” Neighborhood Commercial District To: “RS-4.5” Single-Family 4.5 District Area: 3.14 acres Purpose of Request: To allow development of a single-family subdivision. | | | | |
| Existing Zoning and Land Uses | | Existing Zoning District | Existing Land Use | Future Land Use | |
| | Site | “CN-1” Neighborhood Commercial | Vacant | Commercial | |
| | North | “RS-6” Single-Family 6 | Low Density Residential | Low Density Residential | |
| | South | “RS-6” Single-Family 6 | Conservation/Preservation | Park & Commercial | |
| | East | “CN-1” Neighborhood Commercial | Vacant | Commercial | |
| | West | “CN-1” Neighborhood Commercial | Medium Density Residential | Commercial | |
| ADP, Map & Violations | Area Development Plan: The subject property is located in the Southside Area Development Plan (ADP) and is planned for commercial uses. The proposed change of zoning to the “RS-4.5” Single-Family 4.5 District is not consistent with the adopted Future Land Use Plan. Map No.: 045031 Zoning Violations: None | | | | |
| Transportation | Transportation and Circulation: The subject property has approximately 260 feet of frontage along Oso Parkway, which is a “P1” Parkway Collector street. The property has indirect access to South Staples Street (FM 2444), which is an “A3” Primary Arterial Divided street. | | | | |
| Street R.O.W. | Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume |
| | Oso Parkway | “P1” Parkway Collector | 80’ ROW 40’ paved | 80’ ROW 40’ paved | Not Available |

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “CN-1” Neighborhood Commercial District to the “RS-4.5” Single-Family 4.5 District in order to allow construction of a single-family subdivision consisting of 19-21 lots.

Development Plan: The owner plans to rezone the property to allow development of a single-family subdivision. The future subdivision is planned to have access to Oso Parkway via an access controlled gate. The number of stacking spaces that will be required for the entrance gate will be determined by the Technical Review Committee. A private street will be constructed for access to the subdivision. The private street will have 28 feet of paved width and a 4-foot sidewalk totaling 32 feet of right-of-way. The street will consist of a hammerhead cul-de-sac with proper turning radiuses for emergency vehicles. A brick screening wall, consistent with the property to the west, will extend along the eastern end of the subject property. Landscaping will be provided along the frontage of Oso Parkway in a 5-foot private landscaping easement.

Existing Land Uses & Zoning: North of the subject property is a single-family subdivision zoned “RS-6” Single-Family 6 District. West of the subject property is a townhouse development zoned “CN-1” Neighborhood Commercial District. East of the subject property is vacant land zoned “CN-1” Neighborhood Commercial District. South of the subject property is vacant land owned by the City of Corpus Christi that is zoned “CN-1” Neighborhood Commercial District and “RS-6” Single-Family 6 District.

AICUZ: The subject property is **not** located in a 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 not consistent with the adopted Future Land Use Plan, which slates the property for a commercial use.

Department Comments:

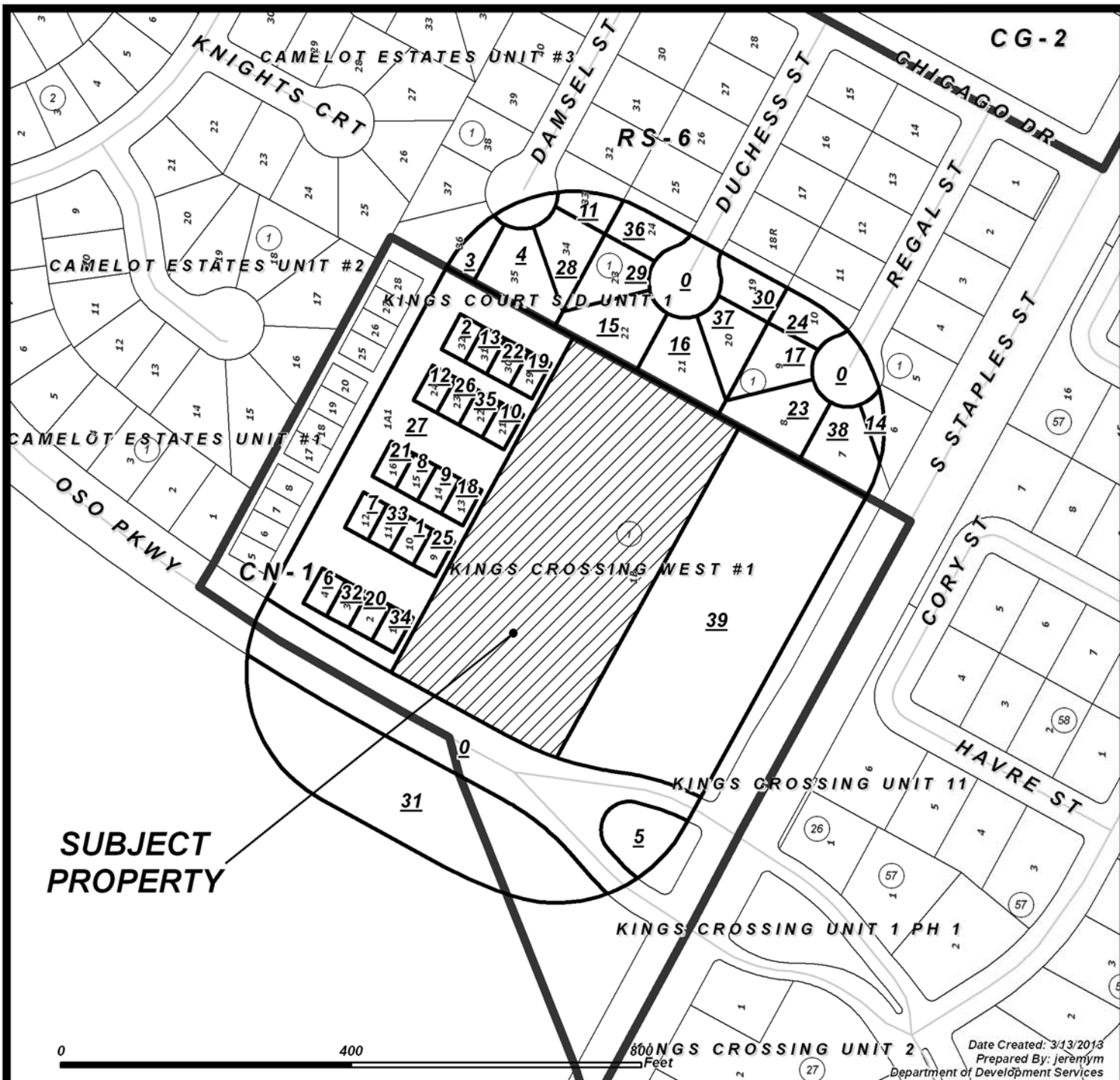
- Although inconsistent with the Future Land Use Plan, a residential use is suitable for this location along Oso Parkway. Currently, the property is in an area that is substantially residential and a low density residential use would not negatively affect the surrounding properties.
- A rezoning to the “RS-4.5” Single-Family 4.5 District will limit commercial intrusion into the surrounding residential area. The “CN-1” Neighborhood Commercial District will remain along South Staples Street (FM 2444). A commercial use is more appropriate when there is direct access to an arterial type street and traffic does not traverse through residential areas.
- The development is planned to have a controlled access gate and a brick screening wall that will be consistent with the appearance of the multifamily development to the west.
- Landscaping will be provided along the frontage of Oso Parkway in a 5-foot private landscaping easement, which will maintain an aesthetically pleasing view along the Oso Parkway frontage.

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

Approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-4.5" Single-Family 4.5 District.

| | |
|--------------------------------|--|
| Public Notification | Number of Notices Mailed – 39 within 200' notification area; 5 outside notification area |
| | <u>As of March 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. Proposed Subdivision



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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 |
| CI Intensive Commercial | SP Special Permit |
| CBD Downtown Commercial | RV Recreational Vehicle Park |
| CR-3 Resort Commercial | RMH Manufactured Home |
| FR Farm Rural | |
| H Historic Overlay | |
| BP Business Park | |

Subject Property with 200' buffer

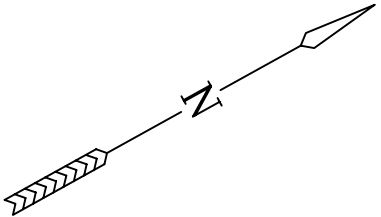
Owners within 200' listed on attached ownership table

Owners in favor

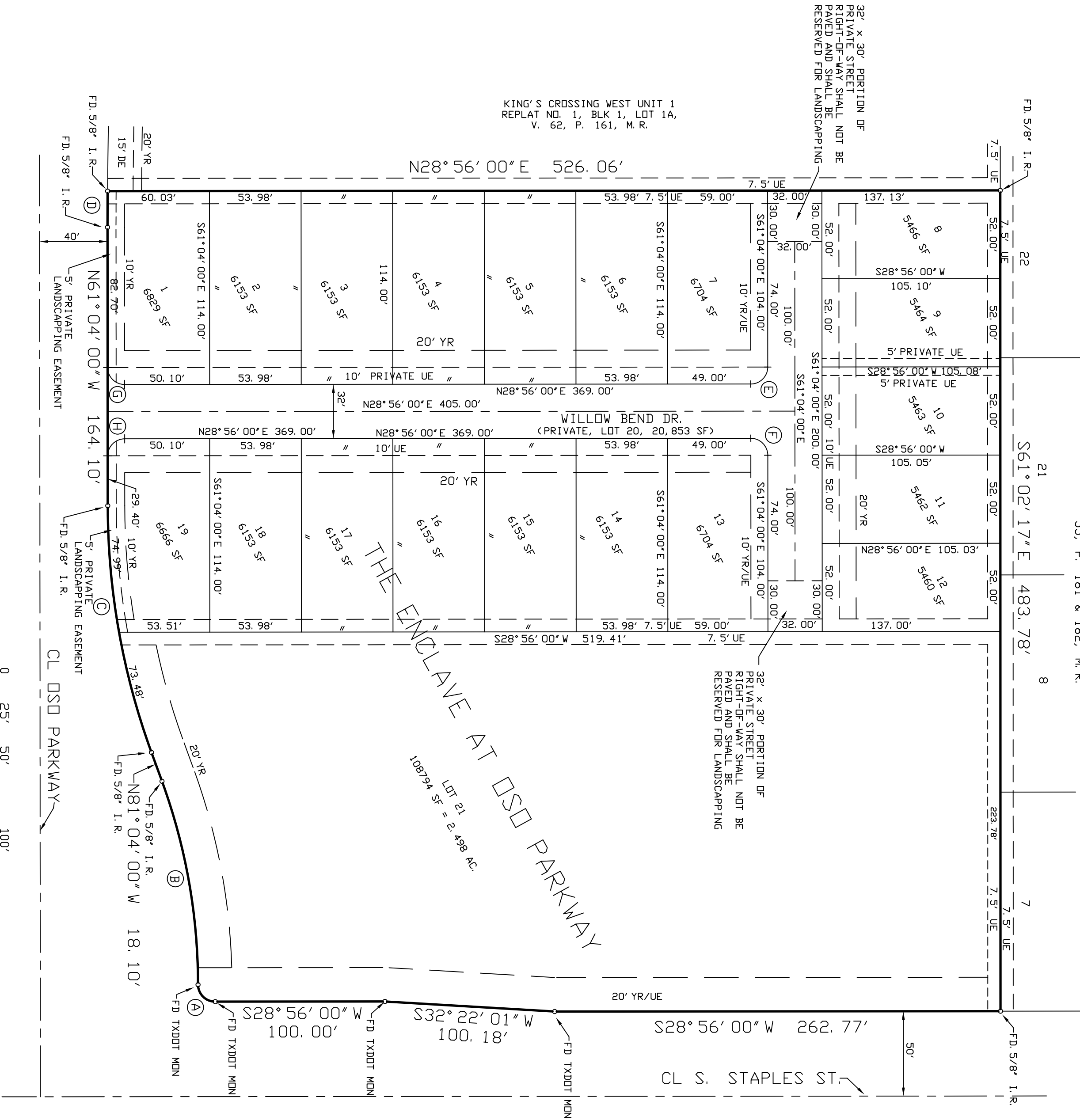
Owners in opposition



Date Created: 3/13/2013
Prepared By: Jeremym
Department of Development Services

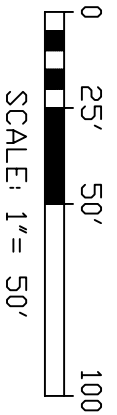


KING'S COURT SUB. UNIT 1, BLK 1 V.
S5, P. 181 & 182, M. R.



CURVE DATA

- Ⓐ I=90° 48' 51" R=10.00' T=10.14' L=15.85' CB=S73° 32' 01" W CH=14.24'
- Ⓑ I=20° 00' 06" R=350.54' T=61.82' L=122.37' CB=N71° 03' 57" W CH=121.75'
- Ⓒ I=19° 59' 55" R=450.35' T=73.00' L=148.47' CB=N71° 03' 57" W CH=147.71'
- Ⓓ I=0° 22' 42" R=3224.90' T=210.50' L=21.30' CB=N60° 52' 31" W CH=21.30'
- Ⓔ DELTA=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S16° 04' 00" W CH=14.14'
- Ⓕ DELTA=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S73° 56' 00" W CH=14.14'
- Ⓖ DELTA=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S16° 04' 00" E CH=14.14'
- Ⓗ DELTA=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S16° 04' 00" E CH=14.14'



SCALE: 1" = 50'

PLAT OF
THE ENCLAVE AT OSO PARKWAY
(CONTINUED)

CORPUS CHRISTI, NUECES COUNTY, TX

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 02/22/13
COMP. NO. PLAT-SH2DWG
JOB NO. 12085
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 2 OF 2