

STAFF REPORT

Case No. 0316-02

HTE No. 16-10000003

Planning Commission Hearing Date: April 6, 2016

Applicant & Legal Description	Applicant/Owner: Alex Azali/Dorsal Development, LLC Legal Description/Location: Being a 13.814 acre tract of land out of a portion of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Wooldridge Road between Bevo Drive and Gold Star Drive.			
Zoning Request	From: "RM-1" Multifamily 1 District To: "RM-2" Multifamily 2 District Area: 13.814 acres Purpose of Request: To allow for the development of a 360-unit multifamily project.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RM-1" Multifamily 1	Vacant	Medium Density Residential
	North	"RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
	South	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	East	"RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
	West	"RS-4.5" Single-Family 4.5 and "RM-3" Multi-family 3	Vacant	Low and Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for medium density residential uses of up to 22 units per acre. The proposed rezoning to the "RM-2" Multi-family 2 District which allows 30 units per acre is not consistent with the adopted Future Land Use Map because of the proposed increase in density. Map No.: 040032 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 775 feet of street frontage along Wooldridge Road, which is designated as a proposed A2 Secondary Arterial Divided street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Wooldridge Road	"A2" Secondary Arterial Divided	100' ROW 54' paved	66' ROW 35' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "RM-2" Multifamily 2 District which would allow an increase in density from 22 units per acre to 30 units per acre.

Development Plan: The applicant requests a rezoning to develop a multifamily project with approximately 360 units. The proposed density is 26.51 units per acre. A site development plan was submitted for review and is attached hereto.

Existing Land Uses & Zoning: The subject property is zoned "RM-1" Multifamily 1 and is vacant. North and east of the subject property is zoned "RS-4.5" Single-Family 4.5 and consists of low density residential neighborhoods. To the south is zoned "RS-6" Single-Family 6 and also consists of a low density neighborhood. To the west of the subject property is a developing low-density residential neighborhood in the "RS-4.5" Single-Family 4.5 district and, an assisted living facility in a "RM-3" Multifamily 3 district.

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

Plat Status: The subject property is not platted.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RM-2" Multifamily 2 District is not consistent with the adopted Future Land Use Map's designation of the property as medium density residential nor is it consistent with the Southside ADP. Additionally, the following policy statements are applicable to this application and warrant consideration.

- **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.
- **Comprehensive Plan General Policy Statement D:** New development should occur in a pattern which is cost effective. The City should encourage new development where services can be provided economically and, wherever possible, promote contiguous development.

- **Comprehensive Plan Residential Policy Statement H:** Encouraging infill development on vacant tracts within developed areas.
- **Comprehensive Plan Land Use Policy Statement F:** The density of development in an area should be directly related to the design capacity of the infrastructure.
- **Comprehensive Plan Residential Policy Statement A:** Each neighborhood of the City shall be protected and/or improved so as to be a desirable and attractive residential environment.
- **Comprehensive Plan Residential Policy Statement E:** High density residential development (more than 21 units per acre should be located with direct access to arterials.
- **Southside Area Development Plan Policy Statement B.1:** Providing for a compatible configuration of activities with emphasis on accommodation of existing zoning patterns and the protection of low-density residential activities from incompatible activities.

Department Comments:

- The proposed rezoning to “RM-2” Multifamily 2 District is not consistent with the Comprehensive Plan Future Land Use Map which designates the property as medium density residential.
- The “RM-1” Multifamily 1 District permits a density of 22 units per acre while the “RM-2” Multifamily 2 District permits a density of 30 units per acre.
- The density proposed is 26 units per acre which is more than the “RM-1” Multifamily 1 District allows, but less than the “RM-2” Multifamily 2 District allows.
- The existing zoning designation of “RM-1” was approved in the late 70’s or early 80’s and might be evaluated differently today given development patterns in the area.
- The site plan submitted for review has been analyzed to determine the potential impact of the increase in density, especially with regards to building height and setbacks from existing single-family uses.
- It is staff’s opinion that the proposed rezoning, without appropriate design considerations, may negatively impact the surrounding residential properties, therefore, an increase in density is best considered via a Special Permit.

Zone Map Amendment and Special Permit Review Criteria:

The Zone Map Amendment Review Criteria set forth in UDC Section 3.3.5 and the Special Permit Review Criteria set forth in UDC Section 3.6.3 B have been reviewed and Staff finds the rezoning to be largely in accordance with said criteria. Applicable criteria includes the following:

- The use is consistent with the Comprehensive Plan (albeit a modest increase in density)
- Taking into account the proposed Special Permit conditions, the use is compatible with surrounding uses.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The use does not substantially adversely affect adjacent uses.
- The use does conform in all other respect to regulations and standards in the UDC.
- The development provides ample off-street parking.

Staff Recommendation:

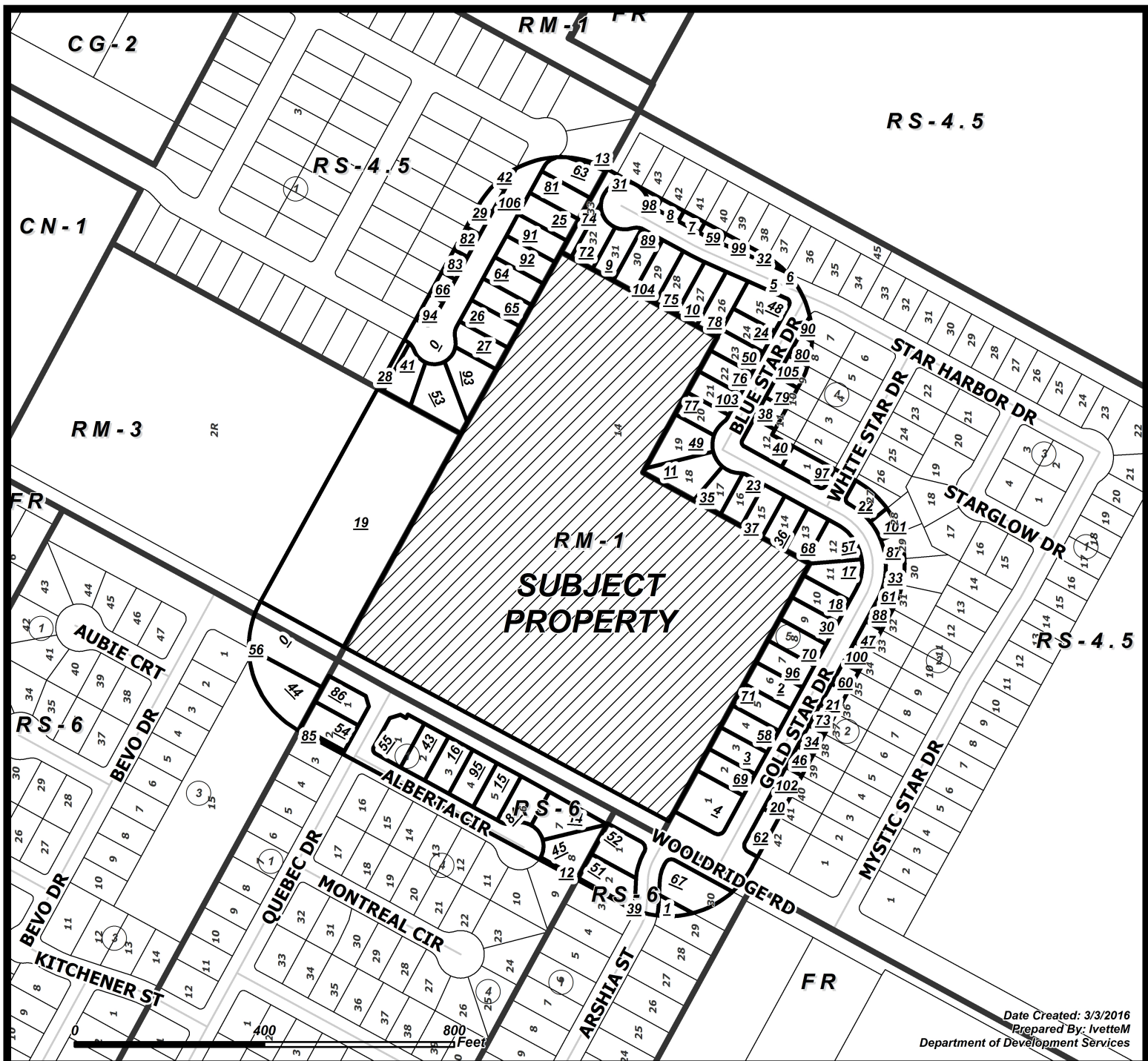
Denial of the change of zoning from the “RM-1” Multifamily 1 District to the “RM-2” Multifamily 2 District and, in lieu thereof, approval of the change of zoning to the “RM-1/SP” Multifamily 1 District with a Special Permit, subject to a site plan and the following Conditions:

1. **Uses:** All uses allowed in the “RM-1” Multifamily 1 District.
2. **Density:** The maximum density shall be 26.51 units per acre.
3. **Height:** The maximum height of any structure shall not exceed 3 stories or 45 feet, whichever is most restrictive.
4. **Balconies:** No balcony on the most northern buildings shall face adjacent single-family development.
5. **Lighting:** All lighting shall be shielded and meet all requirements of the UDC. Lighting may not exceed 15 feet in height in the parking area where north and east property lines are abutting single-family development.
6. **Solid Waste Containers:** No solid waste container shall be installed within 50 feet of the property lines adjacent to single-family development.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.
8. **Time Limit:** The Special Permit shall expire in 24 months after approval of this ordinance unless a complete building permit application has been submitted.

Public Notification	<p>Number of Notices Mailed – 108 within 200-foot notification area 2 outside notification area</p> <p><u>As of March 30, 2016:</u></p> <p>In Favor – 0 inside notification area – 0 outside notification area</p> <p>In Opposition – 3 inside notification area – 0 outside notification area</p> <p>Totaling 1.54% of the land within the 200-foot notification area in opposition.</p>
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Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
3. Application
4. Public Comments Received (if any)



Date Created: 3/3/2016
 Prepared By: Ivette M
 Department of Development Services

CASE: 0316-02

ZONING & NOTICE AREA

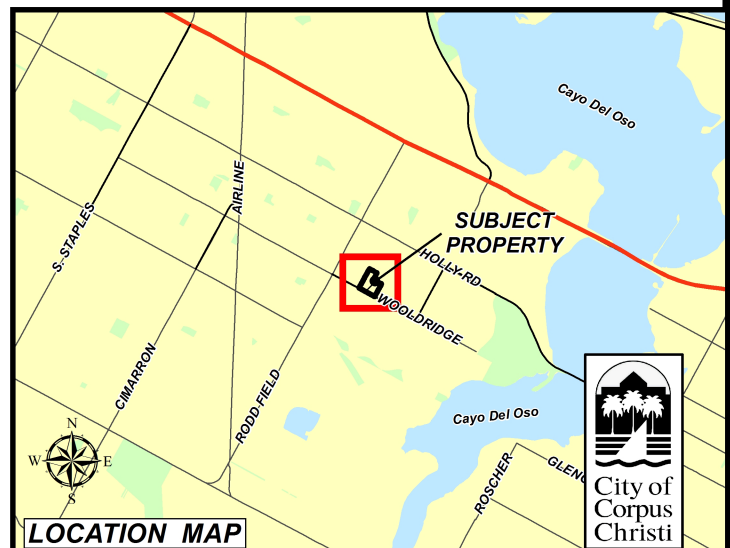
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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

4 Owners within 200' listed on
attached ownership table

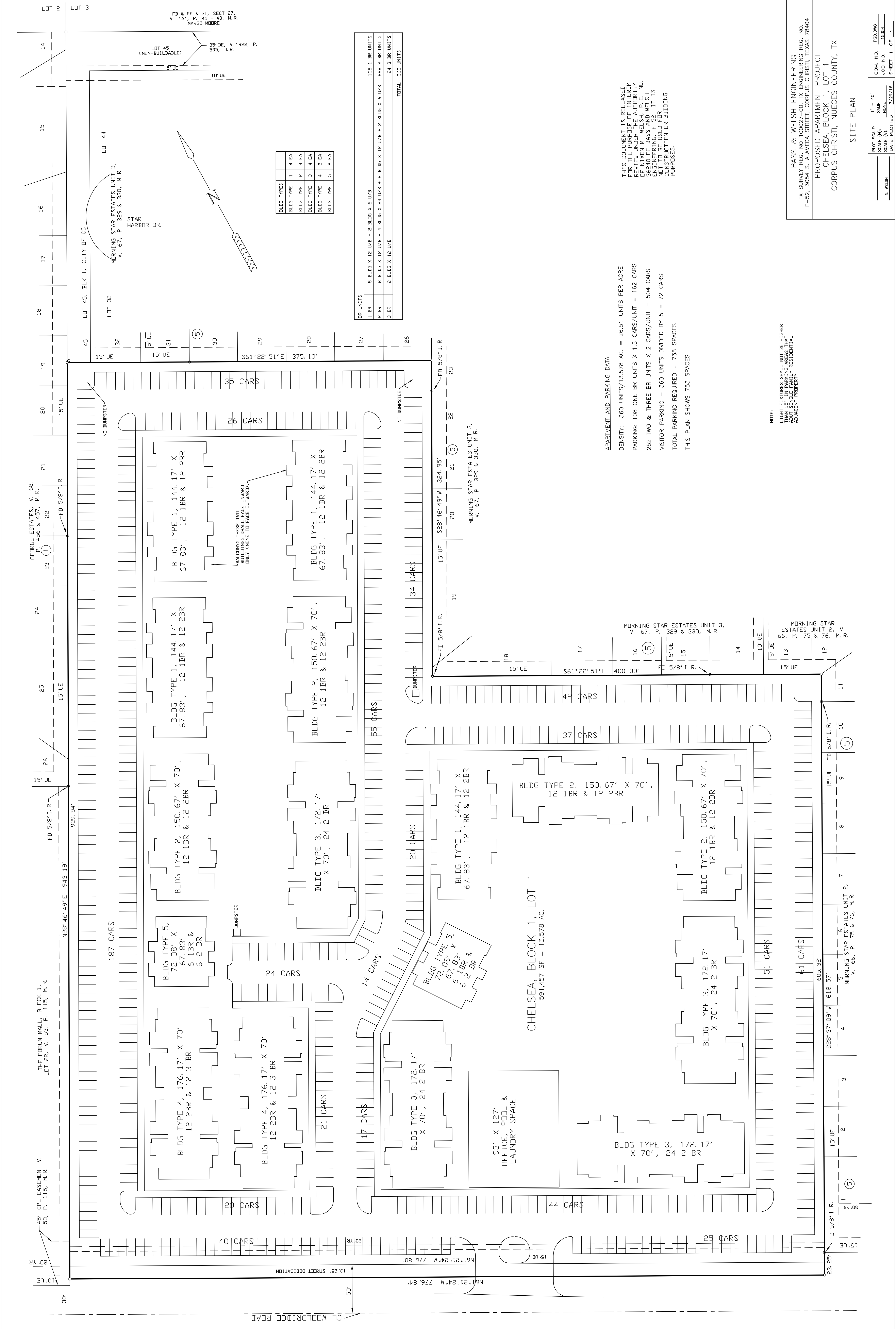
Owners
in favor

X Owners
in opposition



LOCATION MAP





BLDG TYPES	1	4	EA
BLDG TYPE	2	4	EA
BLDG TYPE	3	4	EA
BLDG TYPE	4	2	EA
BLDG TYPE	5	2	EA

BR. UNITS	8 BLDG X 12 U/B + 2 BLDG X 6 U/B	108 1 BR. UNITS
1 BR.	8 BLDG X 12 U/B + 4 BLDG X 24 U/B + 2 BLDG X 6 U/B	228 2 BR. UNITS
2 BR.	2 BLDG X 12 U/B	24 3 BR. UNITS
3 BR.	TOTAL	360 UNITS

APARTMENT AND PARKING DATA

DENSITY: 360 UNITS/13.578 AC. = 26.51 UNITS PER ACRE

PARKING: 108 ONE BR UNITS X 1.5 CARS/UNIT = 162 CARS

252 TWO & THREE BR UNITS X 2 CARS/UNIT = 504 CARS

VISITOR PARKING - 360 UNITS DIVIDED BY 5 = 72 CARS

TOTAL PARKING REQUIRED = 738 SPACES

THIS PLAN SHOWS 753 SPACES

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF NIXON M. WELSH, P. E., ND.
36240 DF BASS AND WELSH
ENGINEERING, P. C.
NO OTHER BEING USED FOR
CONSTRUCTION OR BIDDING
PURPOSES.

NOTE:
LIGHT FIXTURES SHALL NOT BE HIGHER
THAN 15' IN PARKING AREAS THAT
ARE ADJACENT TO RESIDENTIAL
ADJACENT PROPERTY.

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO.
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PROPOSED APARTMENT PROJECT
CHELSEA, BLOCK 1, LOT 1
CORPUS CHRISTI, NUECES COUNTY, TX

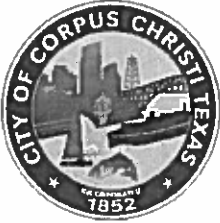
SITE PLAN

FLUT SCALE:
SCALE (H):
DATE PLOTTED

1" = 40'
NONE
3/29/16

COM. NO.
JOB NO.
SHEET 1 OF 1

PG. DWG
15054



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 0316-02 Map No.: 040032

PC Hearing Date: 3/23/16 Proj.Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street

Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Alex Azali Contact Person: Alex Azali

Mailing Address: POB 8155

City: corpus christi State: tx ZIP: 78468 Phone: (361) 688-8000

E-mail: [REDACTED] Cell: (361) 688-8000

2. Property Owner(s): Alex Azali ARP-2014 Borrower LLC Contact Person: Alex Azali

Mailing Address: POB 8155

City: corpus christi State: tx ZIP: 78468 Phone: (361) 688-8000

E-mail: [REDACTED] Cell: (361) 688-8000

3. Subject Property Address: Lt 13&14 flour bluff Tracts Area of Request (SF/acres): 13.814

Current Zoning & Use: RM-1 Proposed Zoning & Use: RM-2

12-Digit Nueces County Tax ID: 4351-0001-0160 WRONG ? = 7607 Aquamarine

Subdivision Name: chelsea Legends of Diamante 2 Block: _____ Lot(s): _____

Legal Description if not platted: Lt13&14 flour bluff tracts sect 27 and encinal farm & garden tracts

4. Submittal Requirements:

☒ Early Assistance Meeting: Date Held _____; with City Staff _____

☐ Land Use Statement ☐ Disclosure of Interest ☐ Copy of Warranty Deed

IF APPLICABLE:

☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit

☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization

☐ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature _____

Applicant's Signature _____

Owner or Agent's Printed Name _____

Applicant's Printed Name _____

Office Use Only: Date Received: 1/22/16 Received By: [Signature] ADP: SS

Rezoning Fee: 1976.50 + PUD Fee 0 + Sign Fee 10.00 = Total Fee 1986.50

No. Signs Required 1 @ \$10/sign Sign Posting Date: _____

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

Need rezoning for multifamily use

2. Identify the existing land uses adjoining the area of request:

North - _____

South - _____

East - _____

West - _____



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Dorsal Development LLC

STREET: POB 8155

CITY: corpus christi

ZIP: 78468

FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Alex Azali
(Print Name)

Title: owner

Signature of Certifying Person: _____

Date: _____

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw@aol.com

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

RM-2 Zoning Tract

December 14, 2015

STATE OF TEXAS §

COUNTY OF NUECES §

Description of an 13.814 acre tract of land, more or less, a portion of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 - 43, Map Records, Nueces County, Texas, said 13.814 acre tract as further described by metes and bounds as follows:

BEGINNING at the westernmost corner of Morningstar Estates Unit 3, a map of which is recorded in Volume 67, Pages 329 and 330, said map records, said beginning point for the northernmost corner of the tract herein described;

THENCE along the a west central boundary line of said Morningstar Estates Unit 3 S61°22'51"E 375.10' to a point for the northernmost east corner of the tract herein described and southernmost corner of Lot 26, Block 5, said Morningstar Estates Unit 3;

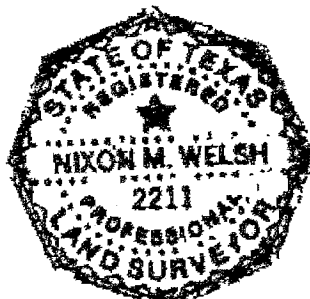
THENCE along a southwest boundary line of said Morningstar Estates Unit 3 S28°46'49"W 324.95' to a point for central interior corner of the tract herein described and westernmost corner of Lot 18, said Block 5, Morningstar Estates Unit 3;

THENCE along a southwest boundary line of said Morningstar Estates Unit 3 and along a west central boundary line of Morningstar Estates Unit 2, a map of which is recorded in Volume 66, Pages 75 and 76, said map records, S61°22'51"E 400.00' to a point for the northwest corner of Lot 11, Block 5, said Morningstar Estates Unit 2 and easternmost corner of the tract herein described;

THENCE along a southwest boundary line of said Morningstar Estates Unit 2 S28°37'09"W 618.57' to a point for the southernmost corner of the tract herein described and northeasterly right-of-way corner of Wooldridge Road;

THENCE along the northeast right-of-way line of said Wooldridge Road, being along a line 36.75' northeast of and parallel to the centerline of said Wooldridge Road, N61°21'24"W 776.84' to a point for the westernmost corner of the tract herein described in the southeast boundary line of The Forum Mall, Block 1, Lot 2R, a map of which is recorded in Volume 53, Page 115, said map records;

THENCE N28°46'49"E 943.19' along said southeast boundary line of The Forum Mall, Block 1, Lot 2R and along the southeast boundary line of George Estates, a map of which is recorded in Volume 68, Pages 456 and 457, said map records, to the POINT OF BEGINNING, a sketch showing said 13.814 acre tract being attached hereto as Exhibit "B".




Nixon M. Welsh, R.P.L.S.

EXHIBIT "A"

Page 1 of 1

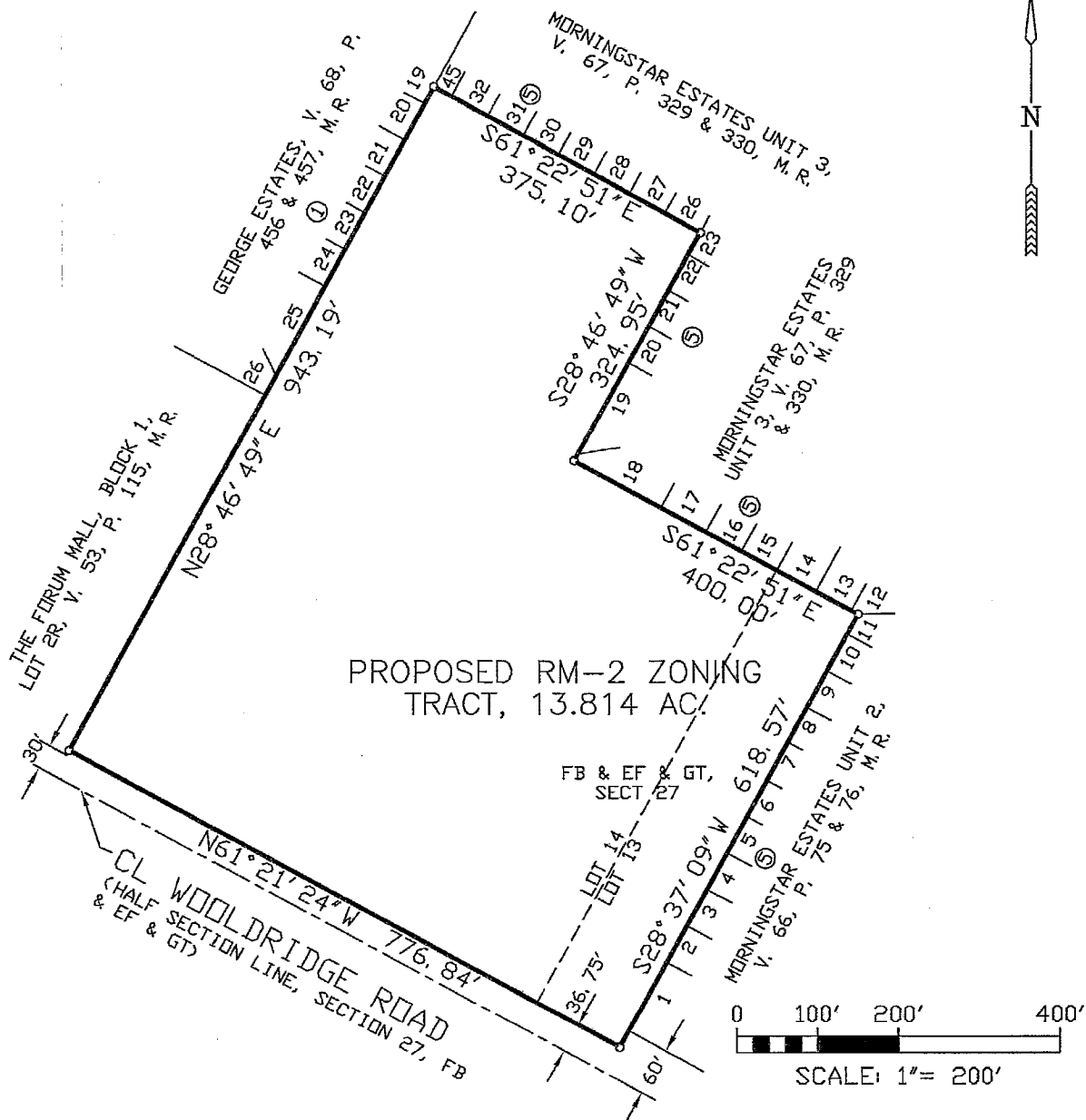


EXHIBIT "B"
SKETCH TO ACCOMPANY METES AND
BOUNDS DESCRIPTION

1"=200'

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52,
FILE: EXB-ZONING, JOB NO.
15054, SCALE: 1" = 200'
PLOT SCALE: SAME, PLOT DATE:
12/14/15, SHEET 1 OF 1

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0316-02**



Alex Azali has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-1" Multifamily 1 District to the "RM-2" Multifamily 2 District, resulting in a change to the Future Land Use Map from medium to high density residential uses. The property to be rezoned is described as:

Being a 13.814 acre tract of land out of a portion of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Wooldridge Road between Bevo Drive and Gold Star Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, March 23, 2016, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m. in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: MARGARET FOX

Address: 7466 STAIR HARBOR DR

City/State: CORPUS CHRISTI, TX

() IN FAVOR (X) IN OPPOSITION

Phone: 361-290-1544

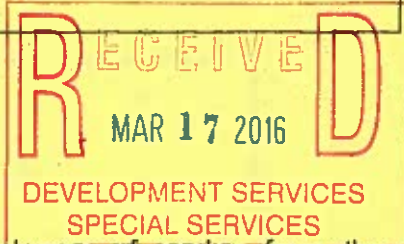
REASON: I PAID A lot of money for my home + I pay high taxes. I did this to get away from apartment complexes. I don't think the street would support high traffic that this complex would create.

Signature

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NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Patricia Ann & Kristopher Lee Cisneras
Address: 7501 Gold Star Drive City/State: Corpus Christi TX
() IN FAVOR (X) IN OPPOSITION Patricia cell
Phone: 361-549-2567

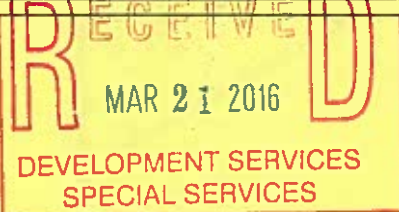
REASON:

The Property Value in our home.. Very high & traffic for small road. not safe for kids. Apartment complex will have lots of children walk neighborhood. Vandalizing in spray painting etc. This a very quiet neighbor hood.
Patricia Ann Cisneras & K Lee
Signature 03-13-16

Thank you

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0316-02**

Alex Azali has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-1" Multifamily 1 District to the "RM-2" Multifamily 2 District, resulting in a change to the Future Land Use Map from medium to high density residential uses. The property to be rezoned is described as:

Being a 13.814 acre tract of land out of a portion of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Wooldridge Road between Bevo Drive and Gold Star Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, March 23, 2016, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m., in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Amanda Stephens

Address: 7401 Star Harbor Dr City/State: CC TX

() IN FAVOR ☒ IN OPPOSITION Phone: 361-960-5397

REASON: this neighborhood does not have the necessary infrastructure in place to support a high density development. Streets, wastewater improvements first.

Amanda Stephens
Signature

While I cannot speak for all of my neighbors, those conversations I have had with them lead me to several conclusions regarding the rezoning request: though not opposed to a high density multi-family development in this area in the future, my neighbors and I would prefer to see the infrastructure built to support such a development prior to any rezoning for several reasons.

First, per the Unified Development Code, RM-2 zoning permits 30 residents per acre. Given that the subject property is 13.814 acres, this would deposit at least 400 new residents in to the middle of a small residential neighborhood. While the slight widening of Wooldridge Road and addition of a turning lane from Rodd Field to Quebec has helped with traffic, the opening of Adkins Middle School has brought more traffic in to an area with few ways out. With the Oso Wetlands Preserve opening and more homes being built every day, traffic is a growing problem in this area.

Second, while Wooldridge Road between Rodd Field Rd. and Cimarron is a four-lane classified as an arterial (as of the 1987 Southside Development plan), Wooldridge Road between Rodd Field and Ennis Joslin is a two-lane farm road with wastewater ditches on either side. Those ditches, thanks to the recent rains, are overflowing stagnant water over the sidewalks that were only recently added thanks to concerned parents of Adkins Middle School students.

Third, Holly Road between Paul Jones and Rodd Field is in dire need of repairs, especially with the increased traffic to and from Adkins Middle School and the new development there. As one of the only other ways out of this neighborhood, hemmed in as we are by the Cayo del Oso and dead-end developments, it is growing rapidly overused. While the completion of Ennis Joslin between Holly Road and South Padre Island Drive was approved in the last bond election, it is not yet started and is even further from being complete. Holly, like Wooldridge, remains a two-lane farm road with wastewater ditches on either side.

Fourth, most if not all of the homes surrounding the subject property are single-story family homes. A high density apartment development two to three stories high would be out of place in the area. While we don't have the particulars of any proposed development on the site, this would be a concern for the neighbors of the subject property. Assurances that the development plan includes cottage-style single story homes (or similar) would assuage the concerns of the neighbors on this point.

Lastly, in times of severe weather, the subject property collects, filters, and absorbs much of the rain water; twice last year the run-off from it was so great that Gold Star Drive was flooded through the yards of homeowners. Replacing this natural collector/processor with a vast sea of concrete for "high density" parking, though we're sure it would be properly graded and designed, makes the neighbors worry about a higher possibility of water damage.

I would happily reconsider my opinion on this rezoning request & subsequent development if presented with an action plan that addresses the points addressed in this letter.

Thank you,

Am Stephens

