

STAFF REPORT

Case No. 0617-01
INFOR No. 17ZN1003

Planning Commission Hearing Date: June 14, 2017

Applicant & Legal Description	Owner: MVR Construction Company Applicant/Representative: Urban Engineering Location Address: 6746 Aaron Drive Legal Description: Country Club Estates Unit 20, Block 1, Lot 1. The property is located along the east side of Aaron Drive, north of Bratton Road, and south of Acushnet Drive.			
Zoning Request	From: “RS-6” Single-Family 6 District To: “RS-6/PUD” Single-Family 6 District with a Planned Unit Development Area: 9.46 acres Purpose of Request: To allow for the construction of single-family homes on approximately 73 lots ranging from 3,892 to 7,760 square foot lots.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RS-6” Single-Family 6	Vacant (Former Park)	Medium Density Residential
	North	“RS-6” Single-Family 6 and “RS-TF” Two Family	Low Density Residential and Medium Density Residential	High Density Residential and Medium Density Residential
	South	“RS-6” Single-Family 6	Low Density Residential	Medium Density Residential
	East	“RS-6” Single-Family 6 and Drainage Ditch	Low Density Residential, Drainage Corridor, and Park	Medium Density Residential, Drainage Corridor, and Park
	West	“RS-6” Single-Family 6	Low Density Residential	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. The proposed rezoning to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development is consistent with the adopted Future Land Use Map and the Southside Area Development Plan. Map No.: 046034 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 1,435 feet of street frontage along Aaron Drive which is designated as a “C1” Minor Residential Collector Street and approximately 230 feet of street frontage along Acushnet Drive which is also designated as a “C1” Minor Residential Collector Street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Aaron Drive	“C1” Minor Residential Collector	60’ ROW 40’ paved	90’ ROW 20’ paved	N/A
	Acushnet Drive	“C1” Minor Residential Collector	60’ ROW 40’ paved	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 “RS-6/PUD” Single-Family 6 District with a Planned Unit Development to allow for the construction of single-family homes on approximately 73 lots ranging from 3,892 to 7,760 square foot lots

Development Plan: The subject property is comprised of 9.46 acres and is proposed to be subdivided into seventy-three (73) single-family lots within the Planned Unit Development (PUD). The density proposed is approximately 7.71 units per acre. The 73 lots will range in area between 3,892 and 7,760 square feet in size. Vehicular access will be provided by a reduced public right-of-way of 40 feet while maintaining a 28 foot paved street width. Pedestrian access will be provided by a 5 foot sidewalk on one side of the street. The PUD amenities include a lower traffic speed limit of 25 miles per hour (mph), 5 foot sidewalk, a neighborhood entry feature and wall with landscaping, and a speed hump. A standard parking space requirement of 2 spaces per unit will be met. The development proposes to maintain the 30% open space requirement.

The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RS-6” Single-Family 6 District, the “RS-4.5” Single-Family 4.5 District, and notes all necessary deviations from the UDC being requested by the applicant.

Minimum Dimensions	"RS-6" District Standards	"RS-4.5" District Standards	Proposed PUD	Deviation
Lot Area	6,000 sf.	4,500 sf.	3,500 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	45 ft.	44 ft.	<u>Yes</u>
Street Yard	25 ft.	20 ft.	15 ft.	<u>Yes</u>
Street Yard (Corner)	10 ft.	10 ft.	5 ft.	<u>Yes</u>
Side Yard	5 ft.	5 ft.	5 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Open Space	30%	30%	30%	No
Maximum Height	35 ft.	35 ft.	35 ft.	No
Paved Street Width	28 ft.	28 ft.	28 ft.	No
R.O.W. Width	50 ft.	50 ft.	40 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	6-in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit	2 spaces per unit	No
Sidewalks	5 ft. on both sides	5 ft. on both sides	5 ft. on one side	<u>Yes</u>

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District and is vacant land. The site was formerly Acushnet Park and was sold by the City of Corpus Christi in November of 2016. To the south and west are properties zoned "RS-6" Single-Family 6 District comprised of single-family residences. To the east is Schanen Ditch consisting of a 105 foot drainage right-of-way and a depth of 9.17 feet. On the other side of Schanen Ditch are single-family residences zoned "RS-6" Single-Family 6 District including Snead Park which was established in 1973 and is 3.68 acres in size. To the north is a single cul-de-sac street (Walnut Hills Drive) zoned "RS-TF" Two Family District and consists of multiple duplex and townhome style developments. Additionally, there are single-family residences zoned "RS-6" Single-Family 6 District across Acushnet Drive.

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

Plat Status: The property is platted. However, the property will be replatted as part of the Planned Unit Development (PUD) rezoning process.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development is consistent with the adopted Southside ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- Encourage the protection and enhancement of residential neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is compatible with PlanCC and the Southside Area Development Plan. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes and right-of-way width, while still observing minimum street pavement widths, maximum building heights, parking requirements, and open space requirements.
- Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can encourage development on difficult sites, in this case a former City park.
- The property is designated as per the future land use as medium density residential. As per PlanCC, medium density residential consists of between 4 and 13 units per acre. The proposed PUD is set as approximately 7.71 units per acre and is therefore in compliance with the future land use designation.
- The average lot size is approximately 4,463 square feet with an average building footprint of approximately 2,279 square feet.
- The typical street standard for a local/residential street is a 50 foot wide right-of-way with a 28 foot wide paved street surface. The applicant is requesting a reduced right-of-way width of 40 feet with a 28 foot wide paved street surface.
- The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable.

Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-6” Single-Family 6 with a Planned Unit Development with the following conditions:

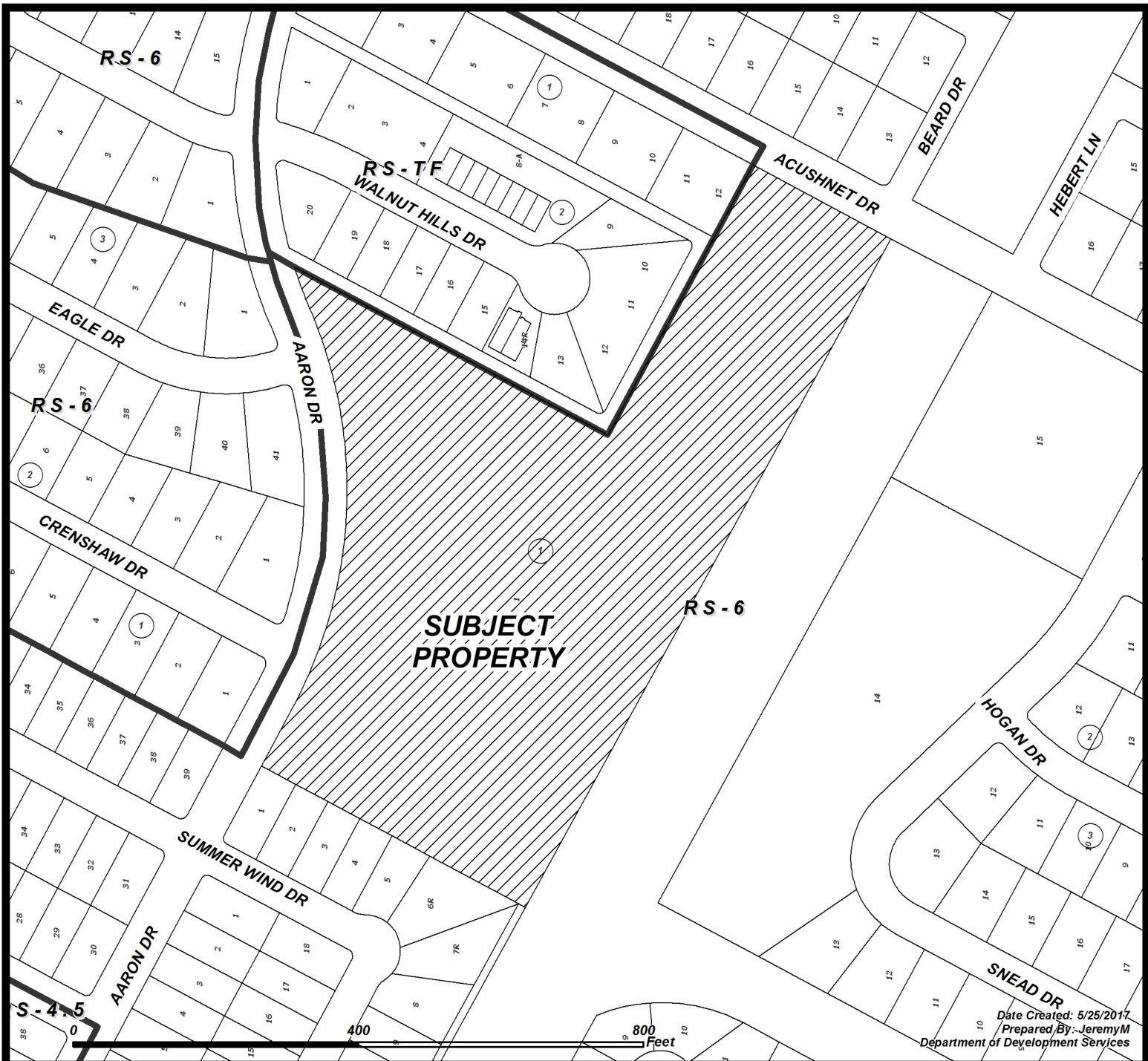
- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Country Club Estates Unit 20 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 73 single-family residences.
- 2. Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 7.71 dwelling units per acre.

3. **Lot Size:** The minimum size of any lot within the Property development is 3,500 square feet.
4. **Setbacks and Lot Width:** The minimum street yard is 15 feet. On a corner lot, the street yard may not be less than 5 feet. The minimum lot width may not be less than 44 feet.
5. **Public Right-of-Way:** The public right-of-way shall be constructed as identified on the master site plan. The public right-of-way must be no less than 40 feet in width with a 5 foot sidewalk on one side of the street.
6. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.
7. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

Public Notification	Number of Notices Mailed – 60 within 200-foot notification area 5 outside notification area	
	<u>As of June 9, 2017:</u>	
	In Favor	– 1 inside notification area – 0 outside notification area
	In Opposition	– 1 inside notification area – 0 outside notification area
	Totaling 0.68% of the land within the 200-foot notification area in opposition.	

Attachments:

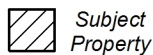
1. Location Map (Existing Zoning & Notice Area)
2. Planned Unit Development (PUD) Guidelines and Master Site Plan
3. Public Comments Received (if any)



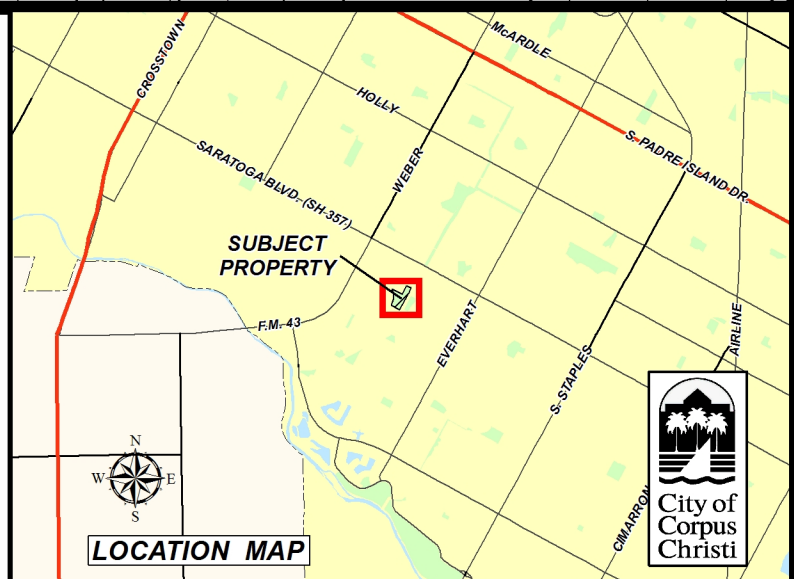
Date Created: 5/25/2017
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0617-01

SUBJECT PROPERTY WITH ZONING



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		



Country Club Estates Unit 20

P.U.D.

Corpus Christi, Texas

Owner/Developer

MVR Construction Company, a Texas corporation

Submitted by

Urban Engineering

February 22, 2017

Revised: May 3, 2017



TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

Country Club Estates Unit 20

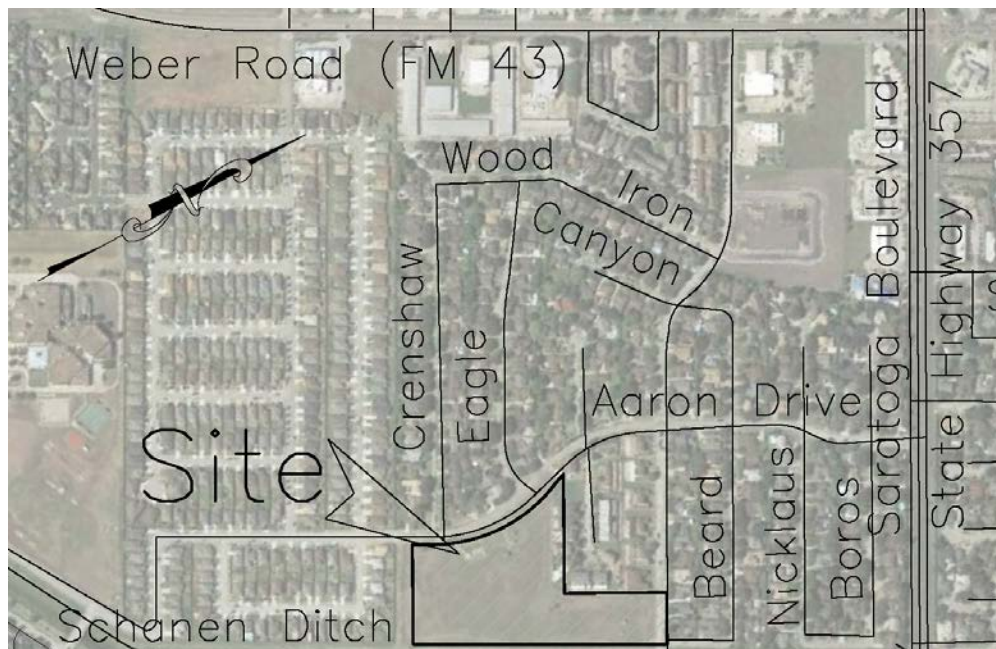
P.U.D.

Corpus Christi, Texas

Development Description:

Country Club Estates Unit 20, Planned Unit Development (PUD) is a proposed single family residence development. The owner is proposing 73 single family residential lots that will be completed in a single phase. The developer is requesting a change of zoning from RS-6 to RS-6/PUD to allow deviations from the Unified Development Code. Deviations will include sidewalks on one side of the streets, 40' Wide Right-of-ways, 15' front yard setbacks, 5' yard setback on street corner, 10' radius at all block corners, minimum lot size of 3,500 square feet, minimum lot width of 44' and 10' side yard adjacent to 20' side yard along Acushnet. This development will complement existing developments in the area.

Location Map:



Development Standards per City of Corpus Christi Unified Development Code

Minimum Lot Area – 6,000sf
Minimum Lot Width – 50'
Minimum Street Yard – 25'
Minimum Street Yard (Corner) – 10'
Minimum Side Yard – 5'
Minimum Side Yard (Total) – 10'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'
Required Parking (off street): 2 per Unit
Curb Type – 6" Curb and Gutter
Sidewalks – 5' on each side
Paved Street Width – 28'
ROW Width – 50'

PUD Requirements

Minimum Lot Area – 3,500sf
Minimum Lot Width – 44'
Minimum Street Yard – 15'
Minimum Street Yard (Corner) – 5'
Minimum Side Yard – 5'
Minimum Side Yard (Total) – 10'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'
Required Parking (off street): 2 per Unit
Curb Type – 6" Curb and Gutter
Sidewalks – 5' on one side
Paved Street Width – 28'
ROW Width – 40'

Amenities to include:

Speed Hump
5' Sidewalk
Neighborhood Entry Feature and wall with landscape
Lower traffic speed (25mph)

Adjacent Land Use and Zoning

Adjacent Land Use/Zoning:

North – RS-TF/Townhomes and
RS-6/Subdivision

South – RS-6/Subdivision

East – RS-6/Schanen Ditch

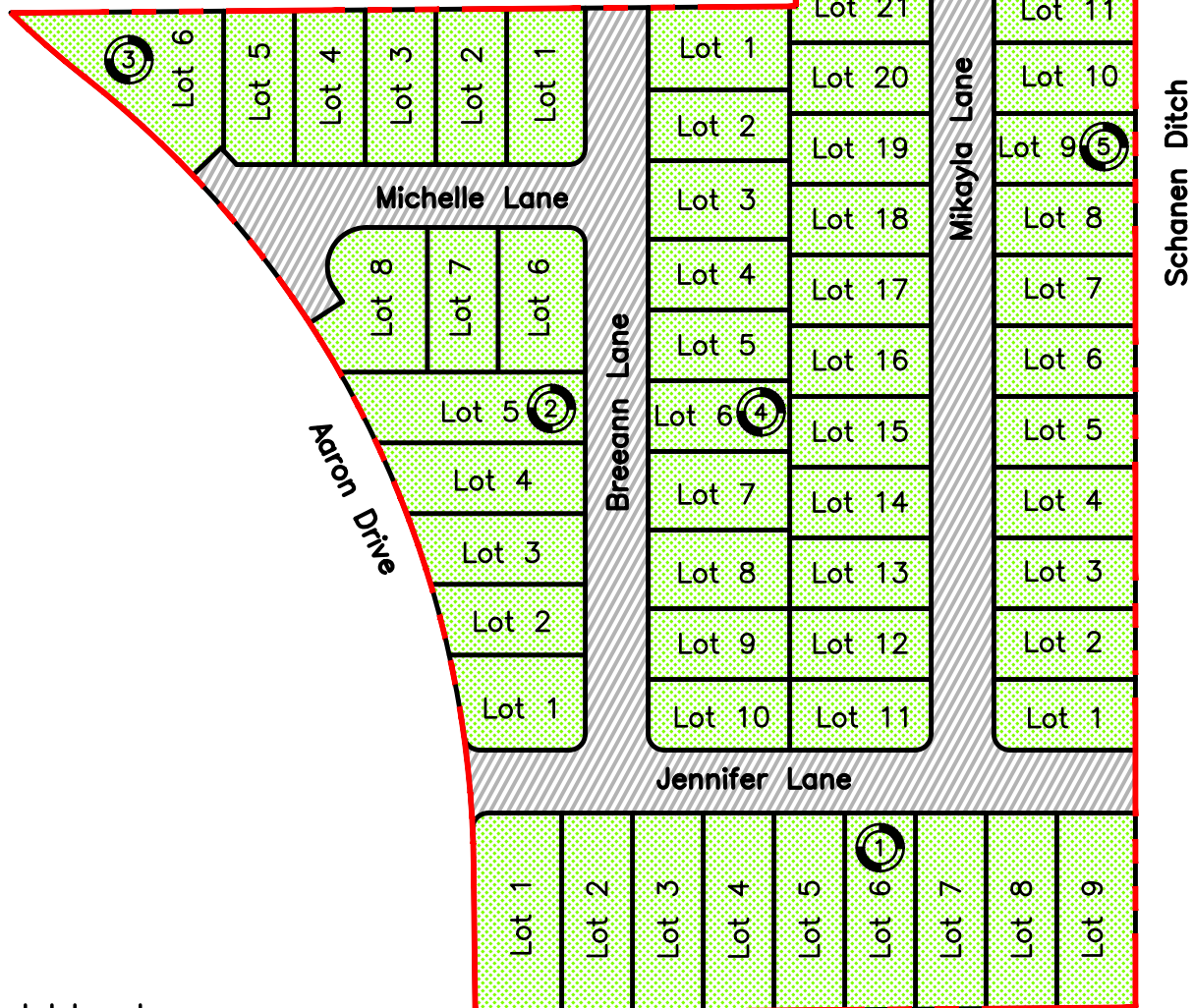
West – RS-6/Subdivision

Legend:

--- Planned Unit Development
(PUD) Boundary

Residential Lot

Streets

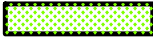
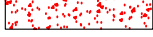


Lot Layout



Revised: 5/3/17
Submitted: 2/22/17
SCALE: 1"=120'
JOB NO.: 40706.B7.01
SHEET: 4 of 13
DRAWN BY: XG
urbansurvey1@urbaneng.com

Legend:

-  Planned Unit Development (PUD) Boundary
-  Residential Lot
-  Street Pavement
-  Proposed Sidewalk
-  Existing Sidewalk
-  Speed Hump



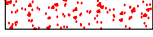
Vehicular and Pedestrian Access

Vehicular Access will be provided via a 28' wide road from back of curb to back of curb. Pedestrian Access will be provided via 5' wide tied sidewalks located on one side of each street as shown.



Revised: 5/3/17
 Submitted: 2/22/17
 SCALE: 1"=120'
 JOB NO.: 40706.B7.01
 SHEET: 5 of 13
 DRAWN BY: XG
 urbansurvey1@urbaneng.com

Legend:

-  Planned Unit Development (PUD) Boundary
 -  Residential Lot (2 On-site Parking Spaces)
 -  Street Pavement
 -  Proposed Sidewalk
 -  Existing Sidewalk
 -  Speed Hump
- Required Parking:** 2 Spaces Per Unit

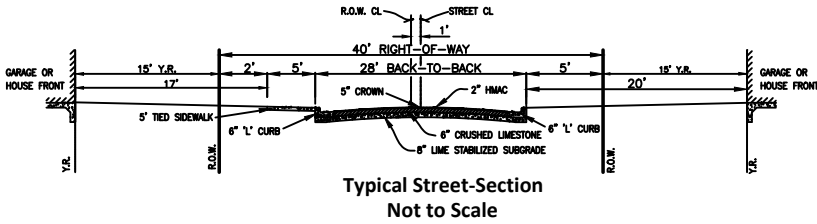


Revised: 5/3/17
 Submitted: 2/22/17
 SCALE: 1"=120'
 JOB NO.: 40706.B7.01
 SHEET: 6 of 13
 DRAWN BY: XG
 urbansurvey1@urbaneng.com

Legend:

- Planned Unit Development (PUD) Boundary
- Residential Lot
- Street Pavement
- Proposed Sidewalk
- Existing Sidewalk
- Speed Hump

Existing Sidewalk Acushnet Drive Existing Sidewalk



2725 Swantner St., Corpus Christi, TX 78404
TBPE Firm No. 145 TBPLS Firm No. 10032400
PHONE: (361) 854-3101 FAX: (361) 854-6001

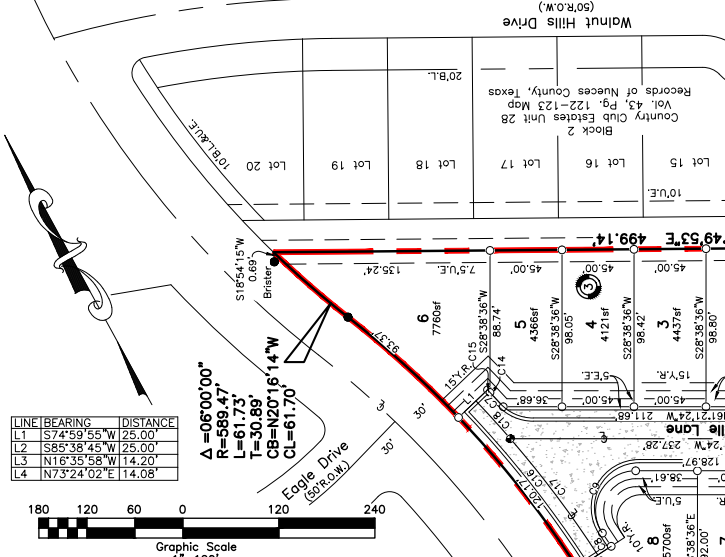
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Submitted: 2/22/17
SCALE: 1"=120'
JOB NO.: 40706.B7.01
SHEET: 7 of 13
DRAWN BY: XG
urbansurvey1@urbaneng.com

Legend:

Planned Unit Development
(PUD) Boundary

Notes:

1. Total platted area contains 9.46 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0283 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of this Planned Unit Development and is subject to change as the zoning may change.
6. Access to Aaron Drive from Lot 1, Block 1, Lots 1, 2, 3, 4, 5, 8, Block 2 and Lot 6, Block 3 is prohibited. Access to Acushnet Drive from Lot 30, Block 4 and Lot 20, Block 5 is prohibited. Access to Lots 1 through 6, Block 3, Lot 1, Block 4 and Lots 21 through 28 to 20' Wide Alley is also prohibited.

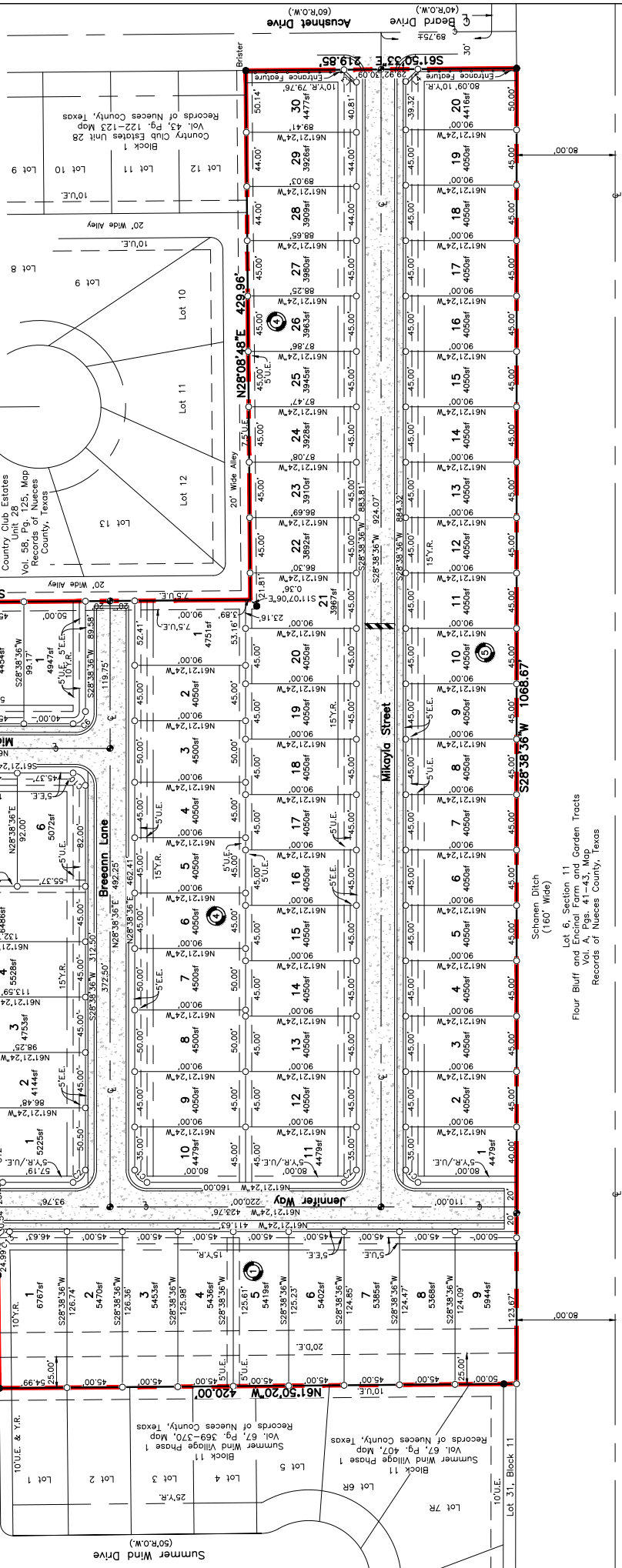


CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	N16°21'24"W	14.14'
C2	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C3	90°29'09"	10.00'	15.79'	S16°35'58"E	14.20'
C4	90°00'00"	15.00'	23.56'	S73°38'36"W	21.21'
C5	90°00'00"	10.00'	15.71'	N16°21'24"W	14.14'
C6	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C7	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C8	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C9	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C10	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C11	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C12	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C13	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C14	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C15	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C16	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C17	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C18	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C19	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C20	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C21	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C22	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C23	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C24	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C25	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C26	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C27	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C28	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C29	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C30	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C31	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C32	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C33	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C34	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C35	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C36	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C37	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C38	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C39	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C40	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C41	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C42	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C43	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C44	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C45	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C46	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C47	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C48	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C49	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C50	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C51	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C52	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C53	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C54	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C55	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C56	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C57	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C58	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C59	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C60	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C61	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C62	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C63	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C64	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C65	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C66	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C67	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C68	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C69	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C70	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C71	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C72	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C73	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C74	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C75	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C76	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C77	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C78	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C79	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C80	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C81	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C82	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C83	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C84	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C85	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C86	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C87	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C88	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C89	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C90	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C91	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C92	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C93	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C94	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C95	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C96	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C97	114°03'30"	671.69'	14.47'	N14°23'03"W	14.47'
C98	075°04'48"	671.69'	9.93'	S04°46'39"E	9.93'
C99	123°50'40"	25.00'	64.04'	S56°43'17"W	44.12'
C100	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'



Revised: 5/3/17
Submitted: 2/22/17
SCALE: 1"=120'
JOB NO.: 40706.B7.01
SHEET: 8 of 13
DRAWN BY: XG
urbansurvey1@urbaneng.com

- 5/8" Inch Iron Rod Found
- 5/8" Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- Mag Nail with washer stamped "URBAN ENGR CCTX" Set
- 5/8" Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING" Found

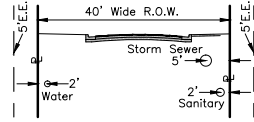


Flour Bluff and Eriador Farm and Tracts
Vol. 44, Map 44
Records of Nueces County, Texas

Legend:

Planned Unit Development (PUD) Boundary

- Proposed Storm Sewer Line
- Proposed Slot Inlet
- ⊙ Proposed Storm Sewer Manhole
- Proposed Water Line
- Proposed Sanitary Sewer Line
- Proposed Sanitary Sewer Manhole
- Proposed Fire Hydrant
- Existing Storm Sewer Line (GIS)
- Existing Slot Inlet
- Existing Storm Sewer Manhole
- Existing Waterline (GIS)
- Existing Sanitary Sewer Line (GIS)
- Existing Gas Line (GIS)
- Existing Fire Hydrant
- Existing Sanitary Sewer Manhole



LINE	BEARING	DISTANCE
L1	S74°59'55" W	25.00'
L2	S85°38'45" W	25.00'
L3	N16°35'58" W	14.20'
L4	N73°24'02" E	14.08'

$$\Delta = 66^{\circ}00'00''$$

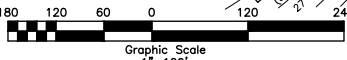
$$R = 589.47'$$

$$L = 61.73'$$

$$T = 30.89'$$

$$CB = N20^{\circ}16'14'' W$$

$$CL = 61.70'$$



Utility Plan

Country Club Estates Unit 20 P.U.D.

being a replat of Lot 1, Block 1, Country Club Estates Unit 20, a map of which is recorded in Volume 40, Pages 61 and 62, Map Records of Nueces County, Texas.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	N16°21'24" W	14.14'
C2	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C3	90°29'09"	10.00'	15.79'	S16°35'58" E	14.20'
C4	90°00'00"	10.00'	23.56'	S73°38'36" W	21.21'
C5	90°00'00"	10.00'	15.71'	N16°21'24" W	14.14'
C6	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C7	11°14'03"	671.69'	14.47'	N14°23'03" W	14.47'
C8	0°50'48"	671.69'	9.93'	S04°46'39" E	9.93'
C9	12°35'40"	25.00'	64.04'	S56°43'17" W	44.12'
C10	90°00'00"	10.00'	15.71'	S16°21'24" E	14.14'
C11	90°00'00"	10.00'	15.71'	S73°38'36" E	14.14'
C12	10°14'03"	671.69'	14.47'	N14°23'03" W	14.47'
C13	0°50'48"	671.69'	9.93'	S04°46'39" E	9.93'
C14	12°35'40"	25.00'	64.04'	S56°43'17" W	44.12'
C15	10°14'03"	671.69'	14.47'	N14°23'03" W	14.47'
C16	10°38'50"	661.69'	122.96'	N06°50'40" W	122.78'
C17	75°52'37"	661.69'	90.97'	N17°17'34" E	90.90'
C18	2°46'13"	661.69'	31.99'	N13°36'36" W	31.99'

$$\Delta = 51^{\circ}28'03''$$

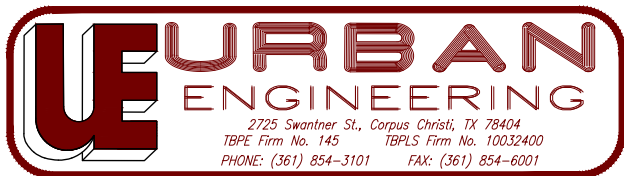
$$R = 646.69'$$

$$L = 580.91'$$

$$T = 311.70'$$

$$CB = N02^{\circ}27'36'' E$$

$$CL = 561.57'$$



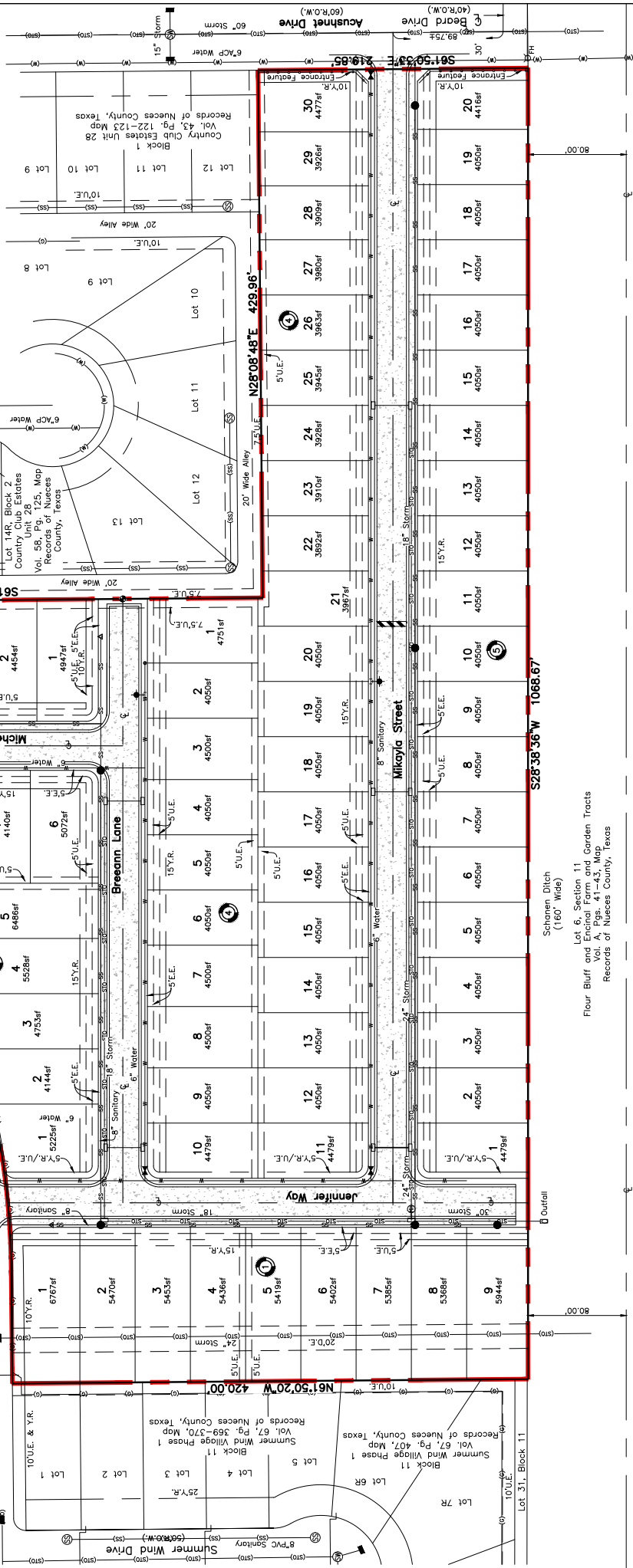
Revised: 5/3/17
Submitted: 2/22/17
SCALE: 1"=120'

JOB NO.: 40706.B7.01
SHEET: 9 of 13

DRAWN BY: XG

urbansurvey1@urbaneng.com

- 5/8" Inch Iron Rod Found
- 5/8" Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- Mag Nail with washer stamped "URBAN ENGR CCTX" Set
- Brister
- 5/8" Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING" Found



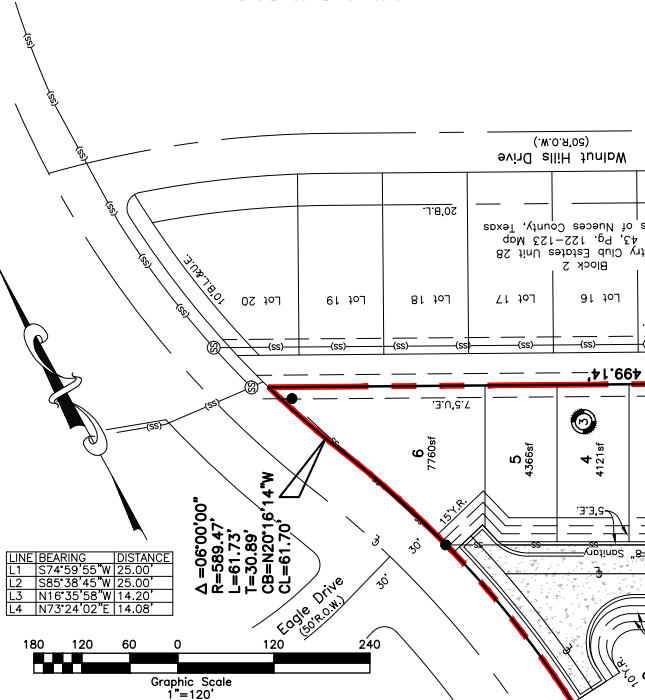
Schollen Ditch
(160' Wide)

Lot 6, Section 11, Garden Tracts
Flour Bluff and Emerald Farm and
Vol. 44, Map 44, Map Records of
Nueces County, Texas

Legend:

Planned Unit Development
(PUD) Boundary

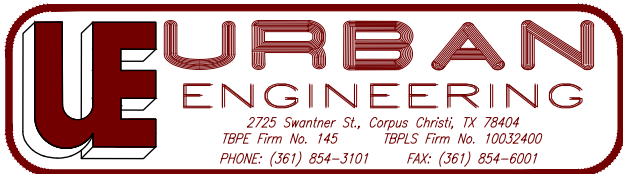
- Proposed Sanitary Sewer Line
- Proposed Sanitary Sewer Manhole
- Existing Sanitary Sewer Line
- ⊙ Existing Sanitary Sewer Manhole
- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- Mag Nail with washer stamped "URBAN ENGR CCTX" Set
- Brister 5/8 Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING" Found



Utility Plan - Sanitary Country Club Estates Unit 20 P.U.D.

being a replat of Lot 1, Block 1, Country Club Estates Unit 20, a map of which is recorded in Volume 40, Pages 61 and 62, Map Records of Nueces County, Texas.

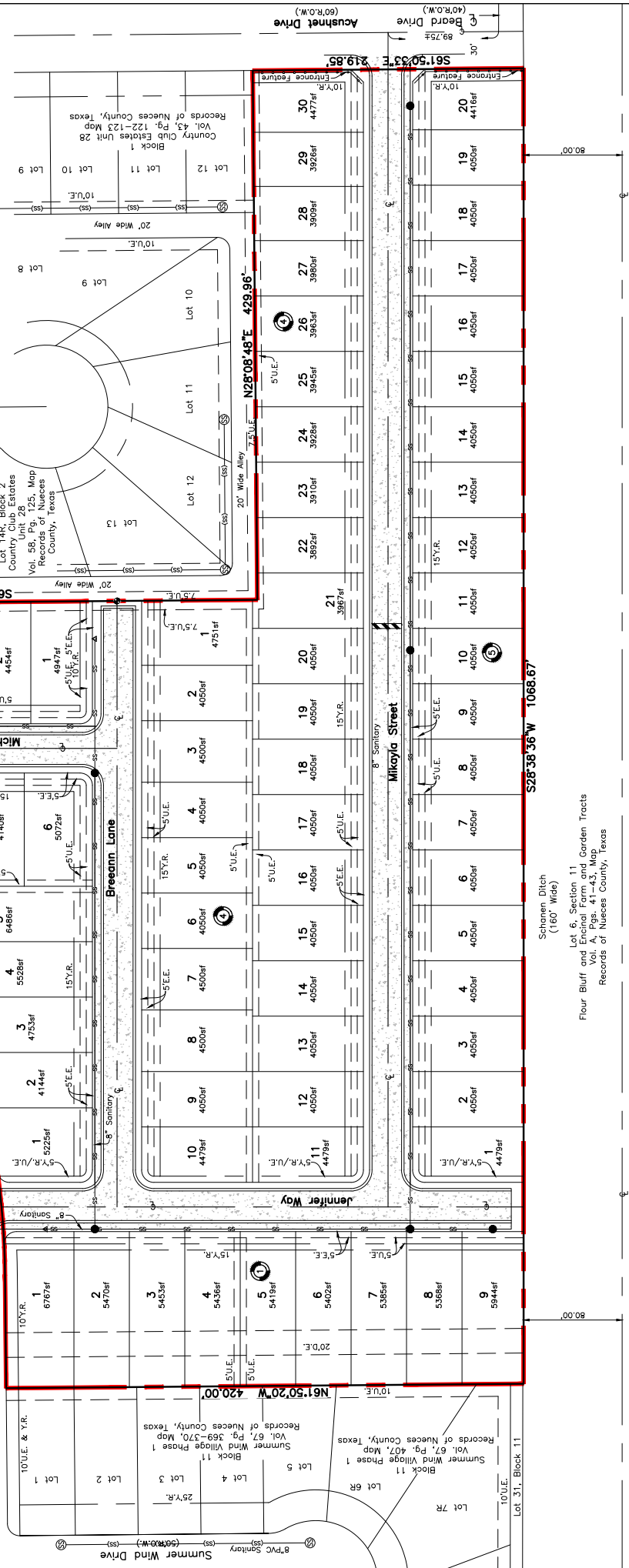
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	N16°21'24" W	14.14'
C2	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C3	90°29'09"	10.00'	15.79'	S16°35'58" E	14.20'
C4	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C5	90°00'00"	10.00'	15.71'	N16°21'24" W	14.14'
C6	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C7	11°14'03"	671.69'	14.47'	N14°23'03" W	14.47'
C8	0°50'48"	671.69'	9.93'	S04°46'39" E	9.93'
C9	12°35'04"	25.00'	64.04'	S56°43'17" W	44.12'
C10	90°00'00"	10.00'	15.71'	S16°21'24" E	14.14'
C11	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C12	10°14'03"	10.00'	14.33'	N02°04'36" W	13.13'
C13	8°56'26"	86.63'	16.17'	N72°18'43" E	14.47'
C14	11°02'30"	671.69'	12.21'	N14°17'17" W	12.21'
C15	10°13'33"	671.69'	2.26'	N14°54'18" W	2.26'
C16	10°38'50"	661.69'	122.96'	N06°04'40" W	122.78'
C17	7°52'37"	661.69'	90.97'	S08°05'34" E	90.90'
C18	2°46'13"	661.69'	31.99'	N13°36'36" W	31.99'



Revised: 5/3/17
Submitted: 2/22/17
SCALE: 1"=120'
JOB NO.: 40706.B7.01
SHEET: 10 of 13
DRAWN BY: XG

urbansurvey1@urbaneng.com

- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- Mag Nail with washer stamped "URBAN ENGR CCTX" Set
- Brister 5/8 Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING" Found

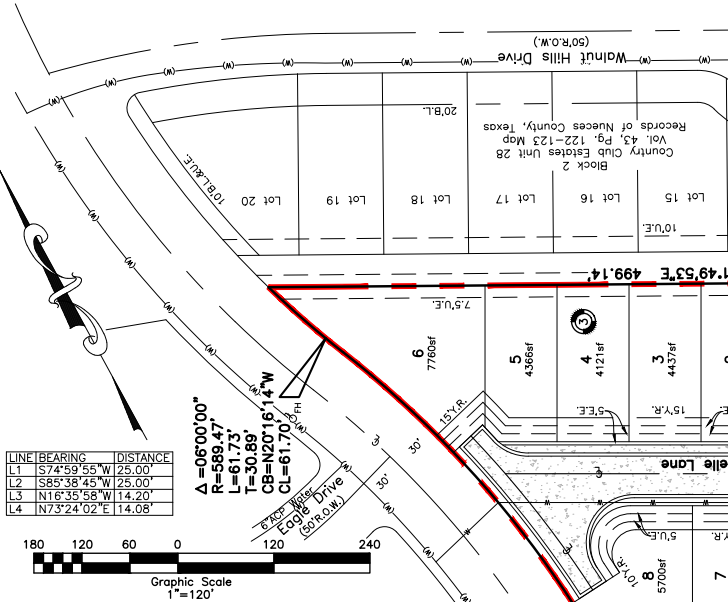


Flour Bluff and Floral Farm and Vol. 44, Map Records of Nueces County, Texas

Legend:

Planned Unit Development
(PUD) Boundary

- Proposed Water Line
- Proposed Fire Hydrant
- Existing Waterline (GIS)
- Existing Fire Hydrant

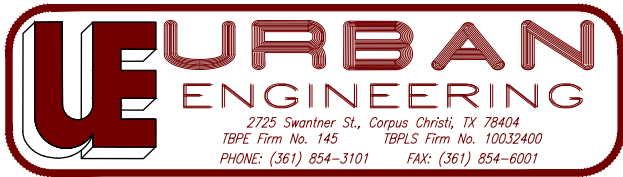


Utility Plan - Water

Country Club Estates Unit 20 P.U.D.

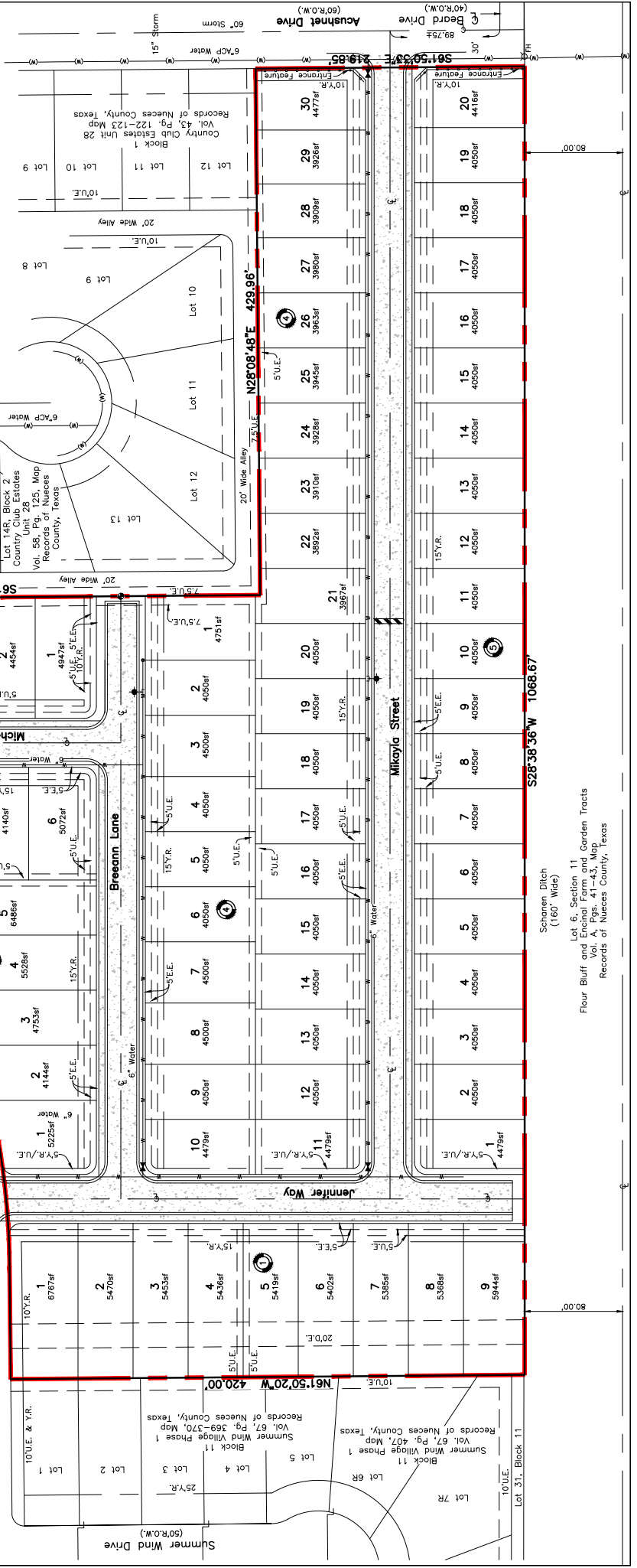
being a replat of Lot 1, Block 1, Country Club
Estates Unit 20, a map of which is recorded in
Volume 40, Pages 61 and 62, Map Records of
Nueces County, Texas.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	N16°21'24"W	14.14'
C2	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C3	90°29'09"	10.00'	15.79'	S16°35'58"E	14.20'
C4	90°00'00"	15.00'	23.56'	S73°38'36"W	21.21'
C5	90°00'00"	10.00'	15.71'	N16°21'24"W	14.14'
C6	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C7	1°14'03"	671.69'	14.47'	N14°23'03"W	14.47'
C8	0°50'48"	671.69'	9.93'	S04°46'39"E	9.93'
C9	12°35'40"	25.00'	54.04'	S56°43'17"W	44.12'
C10	90°00'00"	10.00'	15.71'	N16°21'24"E	14.14'
C11	90°00'00"	10.00'	15.71'	S73°38'36"W	14.14'
C12	8°04'39"	10.00'	14.33'	N20°19'04"W	13.13'
C13	92°39'48"	10.00'	16.17'	N72°18'43"E	14.47'
C14	1°02'30"	671.69'	12.21'	N14°17'17"W	12.21'
C15	1°10'33"	671.69'	2.26'	N14°54'18"W	2.26'
C16	1°03'38"	661.69'	122.96'	N09°40'40"W	122.78'
C17	7°52'37"	661.69'	90.97'	S08°17'34"E	90.90'
C18	2°46'13"	661.69'	31.99'	N13°36'59"E	31.99'



Revised: 5/3/17
Submitted: 2/22/17
SCALE: 1"=120'
JOB NO.: 40706.B7.01
SHEET: 11 of 13
DRAWN BY: XG
urbansurvey1@urbaneng.com

- 5/8" Inch Iron Rod Found
- 5/8" Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- Mag Nail with washer stamped "URBAN ENGR CCTX" Set
- 5/8" Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING" Found



Schenen Ditch
(160' Wide)
Flour Bluff and Eriador Farm and
Vol. 44, Map
Records of Nueces County, Texas

Lot 6, Section 11
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

Open Space Calculations:

Total area of residential Lots 325,832sf

73 Total Units

$325,832\text{sf}/73 = 4463.45\text{sf}$ (average of total area per lot)

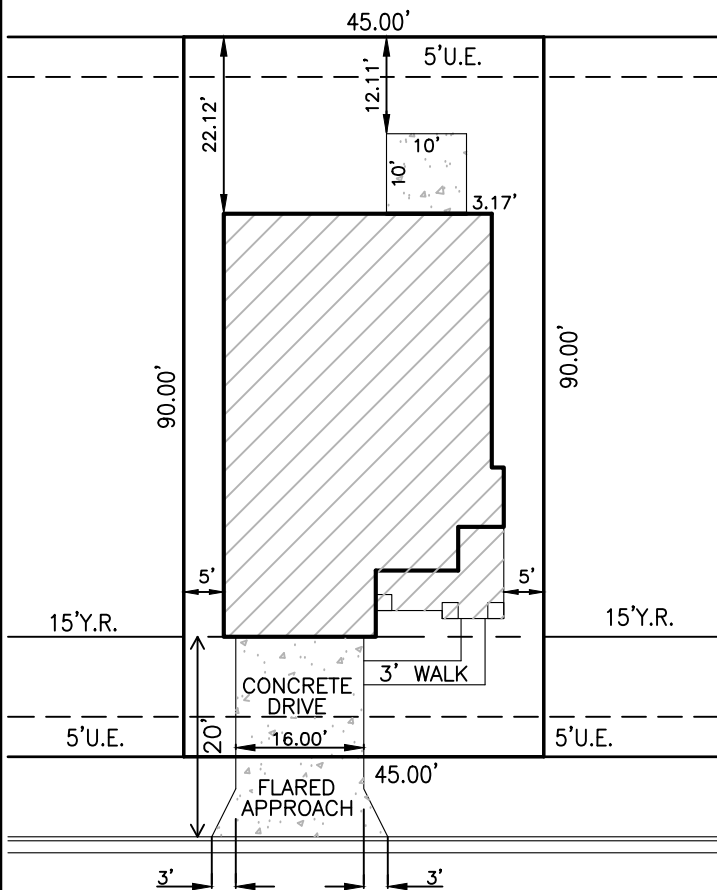
Average of developed area per footprints below = 2279.50sf

2279.50 amounts to 51.07% open space

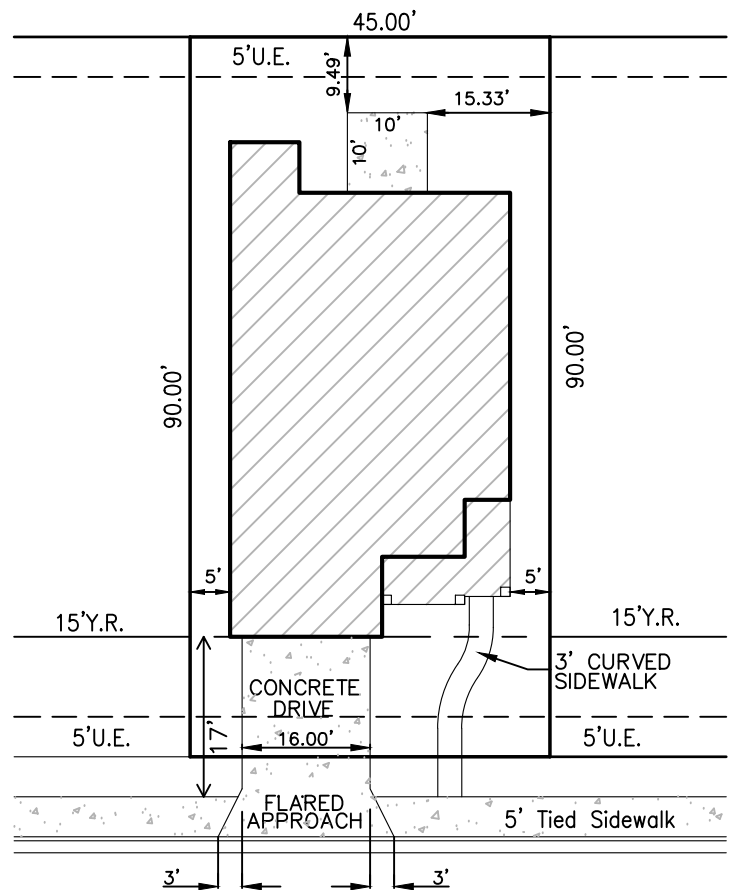
Required open space is 30%

Total Area of Development = 9.46 acres

Density of Development is 7.71 units per acre



Typical House Plan 'A'



Typical House Plan 'B'

Typical House Plans
1"=5'



Revised: 5/3/17
Submitted: 2/22/17
SCALE: 1"=5'
JOB NO.: 40706.B7.01
SHEET: 13 of 13
DRAWN BY: XG
urbansurvey1@urbaneng.com

Printed Name:

Barbara McCann

Address:

4322 Stewart

City/State:

CA - TX

☒ IN FAVOR

☐ IN OPPOSITION

Phone:

361-510-0672

REASON:

SEE MAP ON REVERSE SIDE
INFO Case No.: 17ZN1003
Property Owner ID: 22

Signature



Case No. 0617-01
Project Manager: Andrew Dimas
Email: AndrewD2@cclexas.com

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. 0617-01**

MVR Construction Company has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RS-6/PUD" Single-Family 6 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Country Club Estates Unit 20, Block 1, Lot 1. The property is located along the east side of Aaron Drive, north of Bratton Road, and south of Acushnet 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, June 14, 2017**, 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:

Raul E. and Kristi Irujo

Address:

4306 Acushnet Dr.

City/State:

Corpus Christi, Texas

() IN FAVOR

☒ IN OPPOSITION

Phone:

*361-425 9415
361-548 9768*

REASON:

For the same reason you wouldn't approve it if it was the country club park it only benefits the

Signature

[Signature]

SEE MAP ON REVERSE SIDE

INFOR Case No.: 17ZN1003

Property Owner ID: 26

Case No. 0617-01

Project Manager: Andrew Dimas

Email: AndrewD2@cctexas.com

City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

4400 90023E1001

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26 187100040170
IRUJO RAUL E AND
KRISTI IRUJO
4306 ACUSHNET DRIVE
Corpus Christi, TX 78413

