

# STAFF REPORT

Case No. 0617-04  
INFOR No. 17ZN1024

**Planning Commission Hearing Date:** August 23, 2017

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Gulfway Shopping Center <b>Applicant/Representative:</b> Xavier Galvan, Urban Engineering <b>Location Address:</b> 7601 Yorktown Boulevard <b>Legal Description:</b> Being 27.20 acres out of Lot 5, Section 24 and Lots 21 and 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road.			
<b>Zoning Request</b>	<b>From:</b> "FR" Farm Rural District <b>To:</b> "RS-4.5" Single-Family 4.5 District <b>Area:</b> 27.20 acres <b>Purpose of Request:</b> This property will be developed as a continuation of Rancho Vista Subdivision and will be developed in several phases. The first two phases will each contain 39 single family lots with widths varying from 60 feet to 70 feet with an average lot size of 7,750 square feet.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"FR" Farm Rural District	Agricultural	Medium Density Residential
	<i>North</i>	"FR" Farm Rural District	Agricultural	Medium Density Residential
	<i>South</i>	"FR" Farm Rural District	Agricultural	Medium Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> 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-4.5" Single Family 4.5 District is consistent with the adopted Future Land Use Map and Southside ADP. <b>Map No.:</b> 042029 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 35 feet of street frontage along Stampede Drive and 25 feet on Dr. Hector P. Garcia Drive which are designated as "Local" Residential Streets.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Stampede Drive	"Local" Residential	50' ROW 28' paved	55' ROW 35' paved	No Data Available
	Dr. Hector P. Garcia Drive	"Local" Residential	50' ROW 28' paved	50' ROW 25' paved	No Data Available

### **Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS-4.5" Single Family 4.5 District to allow for the construction of the continuation of Rancho Vista Subdivision and will be developed in several phases. The first two phases will each contain 39 single family lots with widths varying from 60 feet to 70 feet with an average lot size of 7,750 square feet.

**Development Plan:** The subject property is comprised of 27.20 acres and is proposed to develop approximately 78 single family lots with an average lot size of 7,750 square feet.

**Existing Land Uses & Zoning:** The subject property is currently zoned "FR" Farm Rural District and is vacant land. To the north and south is zoned "FR" Farm Rural with agricultural use. The east is "RS-4.5" Single-Family 4.5 and is vacant land. To the west is the Rancho Vista subdivision which is zoned "RS-4.5" Single-Family 4.5 and classified as a low density residential use. The subdivision was rezoned in 2013. To the north, rezoning cases occurring from 2004 to 2012.

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

**Plat Status:** The property is not platted.

**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-4.5" Single-Family 4.5 is consistent with the Future Land Use Map and with the following policies of the Southside ADP and PlanCC:

- Quality housing meets the diverse needs of households at all income levels and all stages of life (*PlanCC, Element 3, Goal 2*).
- The design of new developments promotes a broader sense of neighborhood and community. (*Plan CC, Element 3, Goal 9*).
- Encourage orderly growth of new residential, commercial, and industrial areas. (*PlanCC, Element 7, Goal 1, Strategy 4*).
- 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. (*PlanCC, Element 7, Goal 1, Strategy 5*).

- Corpus Christi has well-deisgned neighborhoods and built environments (PlanCC, Element 7, Goal 3).

**Department Comments:**

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC, and the Southside Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area.
- Surrounding properties have been rezoned with a pattern towards residential development.
- This is a continuation of an established subdivision.

**Staff Recommendation:**

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 58 within 200-foot notification area 1 outside notification area	
	<b><u>As of August 23, 2017:</u></b>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.0% of the land within the 200-foot notification area in opposition.	

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

