

STAFF REPORT

Case No. 1017-05
INFOR No. 17ZN1037

Planning Commission Hearing Date: October 18, 2017

Applicant & Legal Description	Owner: Hunt Enterprises, Ltd. Applicant/Representative: Xavier Galvan Location Address: 1902 Rodd Field Road Legal Description: Being 2.25 acres out of Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Corsair Drive, east of Rodd Field Road, and west of Blue Angel Street.			
Zoning Request	From: “RM-3” Multifamily 3 District, Tract 1; “CG-2” General Commercial District, Tract 2 To: “CG-2” General Commercial District, Tract 1; “RM-3” Multifamily 3 District, Tract 2 Area: 1.05 acres, Tract 1; 1.20 acres, Tract 2 Purpose of Request: This request is to construct 96 apartment units on approximately 6.43 acres. The units will consist of 19 assisted living studios, 17 assisted living one-bedroom apartments, 24 memory care private apartments, 10 nursing facility private units, and 26 nursing facility semi-private resident units.			
Existing Zoning and Land Uses Tract 1		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RM-3” Multifamily 3 District	Agricultural	Low Density Residential
	North	“RM-3” Multifamily 3 District	Agricultural	Low Density Residential
	South	“CG-2” General Commercial District	Agricultural	Low Density Residential
	East	“RM-3” Multifamily 3 District	Agricultural	Low Density Residential
	West	“CN-1/SP” Neighborhood Commercial with Special Permit “CG-2” General Commercial District	Commercial	Commercial
Existing Zoning and Land Uses Tract 2		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“CG-2” General Commercial District	Agricultural	Low Density Residential
	North	“RM-3” Multifamily 3 District	Agricultural	Low Density Residential
	South	“CG-2” General Commercial District	Agricultural	Low Density Residential

	East	“RS-6” Single-Family 6 District	Low Density Residential	Low Density Residential	
	West	“CG-2” General Commercial District	Agricultural	Low 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 low density residential uses. The proposed rezoning to the “RM-3” Multifamily 3 District for Tract 1 and “CG-2” General Commercial District for Tract 2 is inconsistent with the adopted Future Land Use Map. However, it is consistent with the Southside ADP. Map No.: 040033 Zoning Violations: None				
Transportation	Transportation and Circulation: On Tract 1, the subject property has approximately 180 feet of street frontage along Rodd Field Road which is designated as A-3 a Primary Arterial Divided. On Tract 2, the subject property has approximately 275 feet of street frontage along Corsair Drive which is designated as Local Residential.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Rodd Field Road	“A3” Primary Arterial Divided	130’ ROW 79’ paved	125’ ROW 65’ paved	No Data Available
	Corsair Drive	Local Residential	50’ ROW 28’ paved	60’ ROW 40’ paved	No Data Available

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-3" Multifamily 3 District to the "CG-2" General Commercial District for Tract 1 and "CG-2" General Commercial District to "RM-3" Multifamily 3 District for Tract 2 to build assisted living complexes.

Development Plan: The subject properties are comprised of a total of 2.25 acres and are planned for the construction of 19 assisted living studios, 17 assisted living one-bedroom apartments, 24 memory care private apartments, 10 nursing facility private units, and 26 nursing facility semi-private resident units.

Existing Land Uses & Zoning: The existing site, Tract 1, is zoned "RM-3" Multifamily 3 District and is vacant. The properties to the north is zoned "RM-3" Multifamily 3 District and is vacant. South of the property is zoned "CG-2" General Commercial District and is vacant. To the east is zoned "RM-3" Multifamily 3 District and is also vacant. The west is zoned "CN-1/SP" Neighborhood Commercial with a Special Permit and "CG-2" General Commercial and is the Move It Storage.

The existing site, Tract 2, is zoned “CG-2” General Commercial and is vacant. The properties to the west and south are both zoned “CG-2” General Commercial and are vacant. The property to the east is zoned “RS-6” Single Family Residential and make up the Rodd Place subdivision. The north is zoned “RM-3” Multifamily 3 District and is vacant.

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 “RM-3” Multifamily 3 District to the “CG-2” General Commercial District for Tract 1 and “CG-2” General Commercial District to “RM-3” Multifamily 3 District for Tract 2 is inconsistent with the Future Land Use Map. The following policies of the Southside ADP and PlanCC are applicable to this case:

- 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 appropriate transitions between commercial and residential developments and between high and low-density residential developments. (*PlanCC, 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-designed neighborhoods and built environments (*PlanCC, Element 7, Goal 3*).

Department Comments:

- The proposed rezoning is compatible with 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.
- Tract 2 would lessen the zoning intensity adjacent to the residential properties to the east.
- The properties north of Rodd Field have a pattern of commercial and the properties to the south have residential uses, assisted living would be an appropriate transitional use adjacent to the residential.

Staff Recommendation:

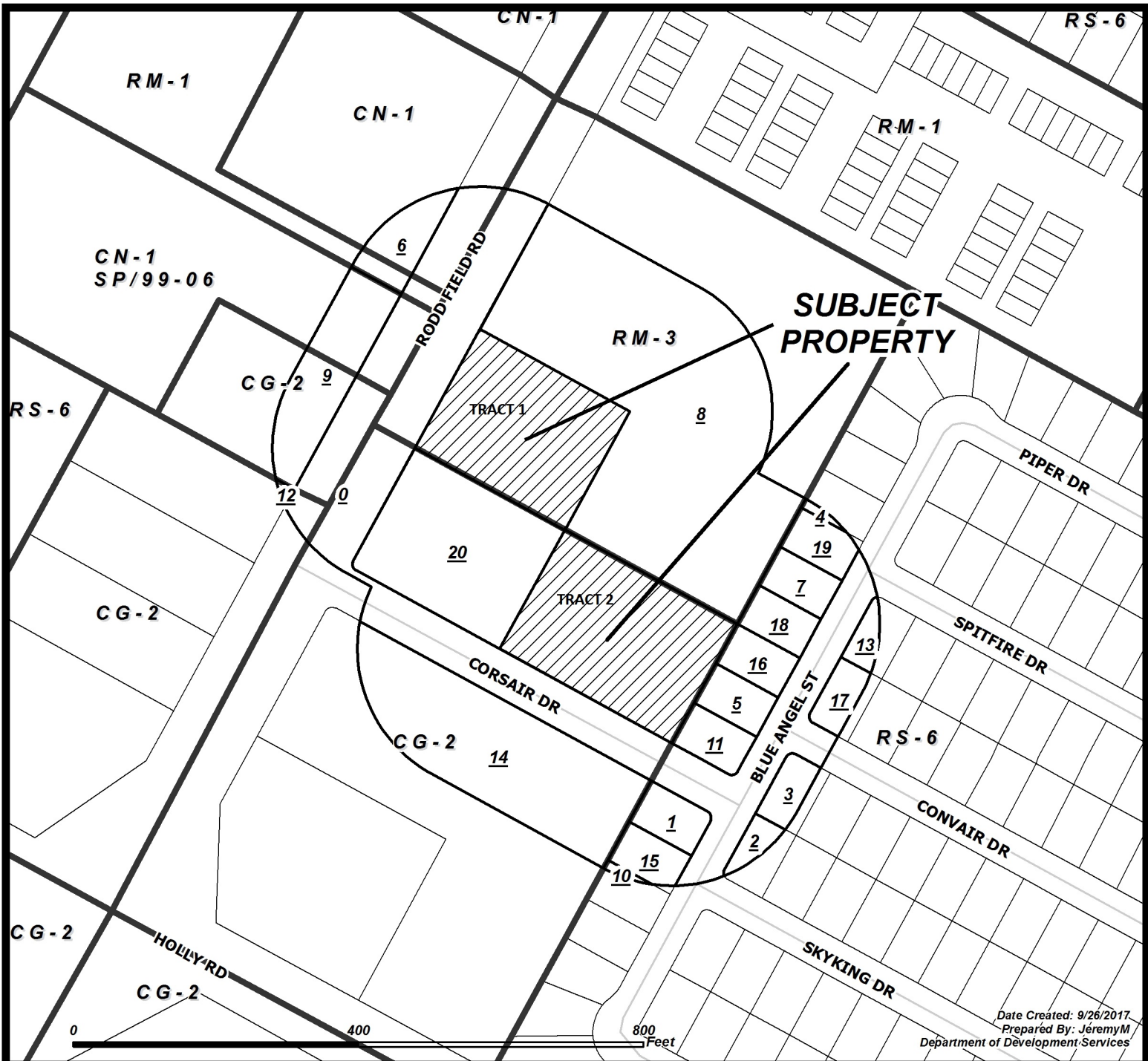
Approval of the change of zoning from the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District for Tract 1 and “CG-2” General Commercial District to “RM-3” Multifamily 3 District for Tract 2.

Public Notification	Number of Notices Mailed – 20 within 200-foot notification area 4 outside notification area
	<u>As of October 6, 2017:</u>
	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:

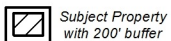
- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan
- C. Public Comments Received (if any)

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CASE: 1017-05 ZONING & NOTICE AREA

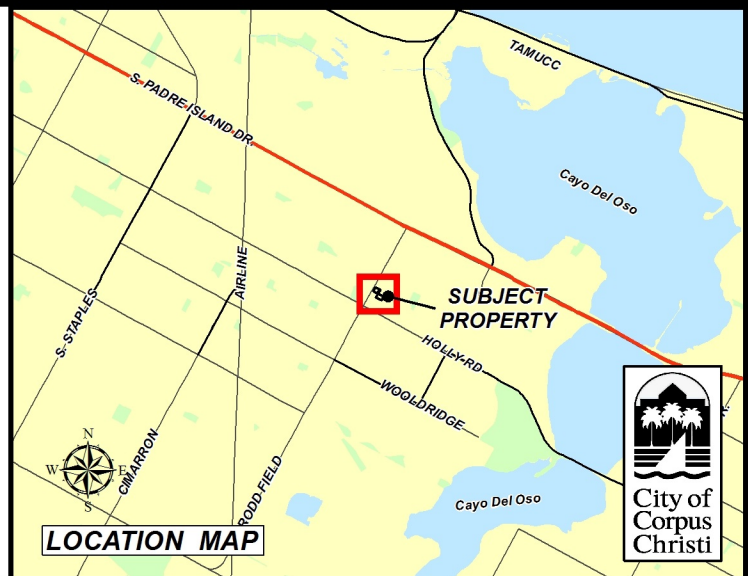
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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



4 Owners within 200' listed on attached ownership table



X Owners in opposition





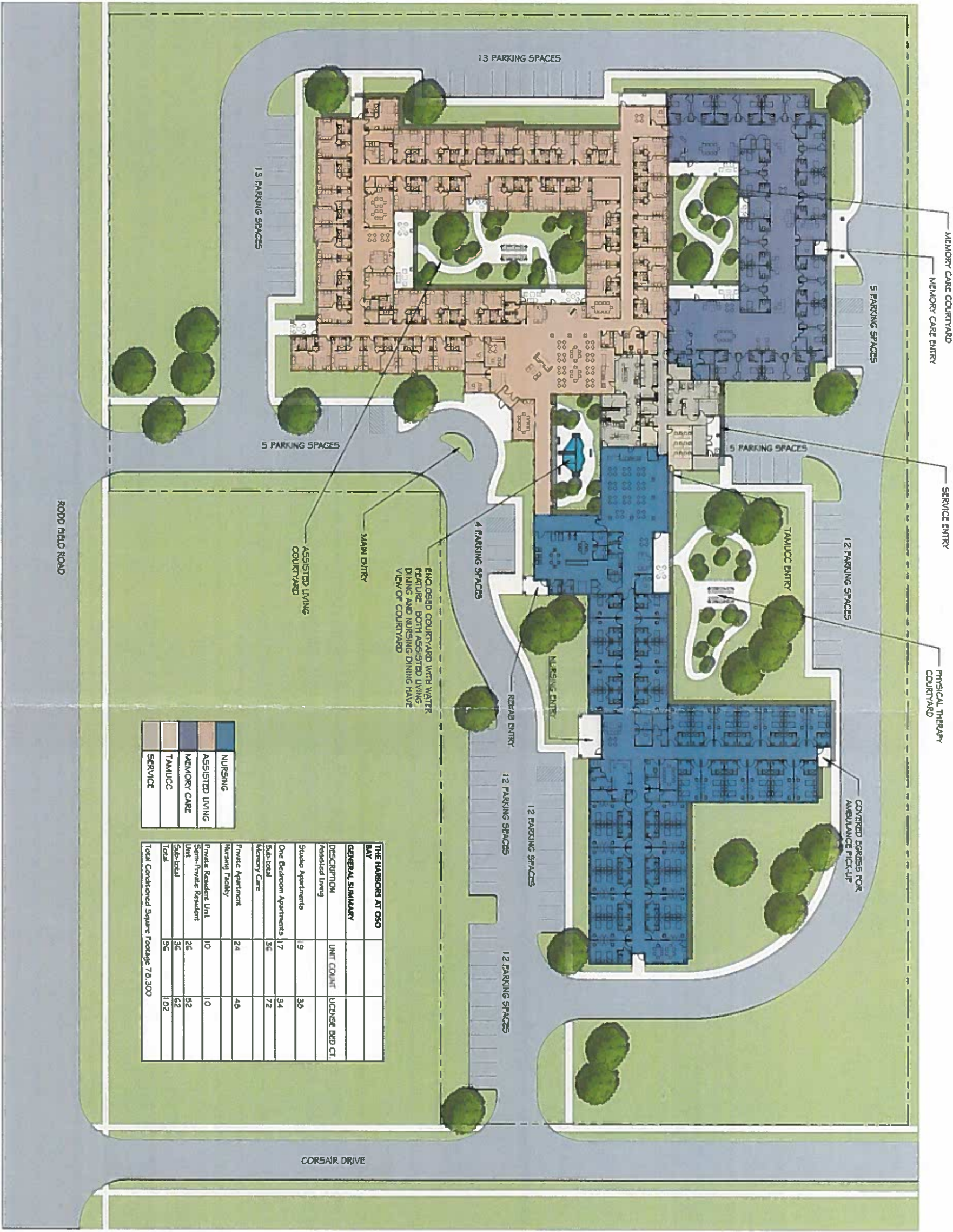
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305 WEST WALD STREET
SUITE 101
DALLAS, TEXAS 75241
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PRELIMINARY

THE HARBOR
AT
OSO BAY

PROJECT LOCATION:
RODD FIELD ROAD
CORPUS CHRISTI
TEXAS

OWNER:
RJ DEVELOPMENT,
CORPUS CHRISTI, LLC
2200 POOL ROAD
202
GRAPEVINE, TEXAS
76051



1 OVERALL SITE / FLOOR PLAN
SCALE: 1" = 50'-0"
PLAN NORTH