

PLANNING COMMISSION FINAL REPORT

Case No. 1017-05

INFOR No. 17ZN1037

Planning Commission Hearing Date: October 18, 2017

Applicant & Legal Description	<p>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.</p>			
Zoning Request	<p>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.</p>			
Existing Zoning and Land Uses Tract 1		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-3" Multifamily 3 District	Agricultural	Low Density Residential
	<i>North</i>	"RM-3" Multifamily 3 District	Agricultural	Low Density Residential
	<i>South</i>	"CG-2" General Commercial District	Agricultural	Low Density Residential
	<i>East</i>	"RM-3" Multifamily 3 District	Agricultural	Low Density Residential
	<i>West</i>	"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
	<i>Site</i>	"CG-2" General Commercial District	Agricultural	Low Density Residential
	<i>North</i>	"RM-3" Multifamily 3 District	Agricultural	Low Density Residential
	<i>South</i>	"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.

Planning Commission and Staff Recommendation (October 18, 2017):

Approval of the change of zoning from “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.

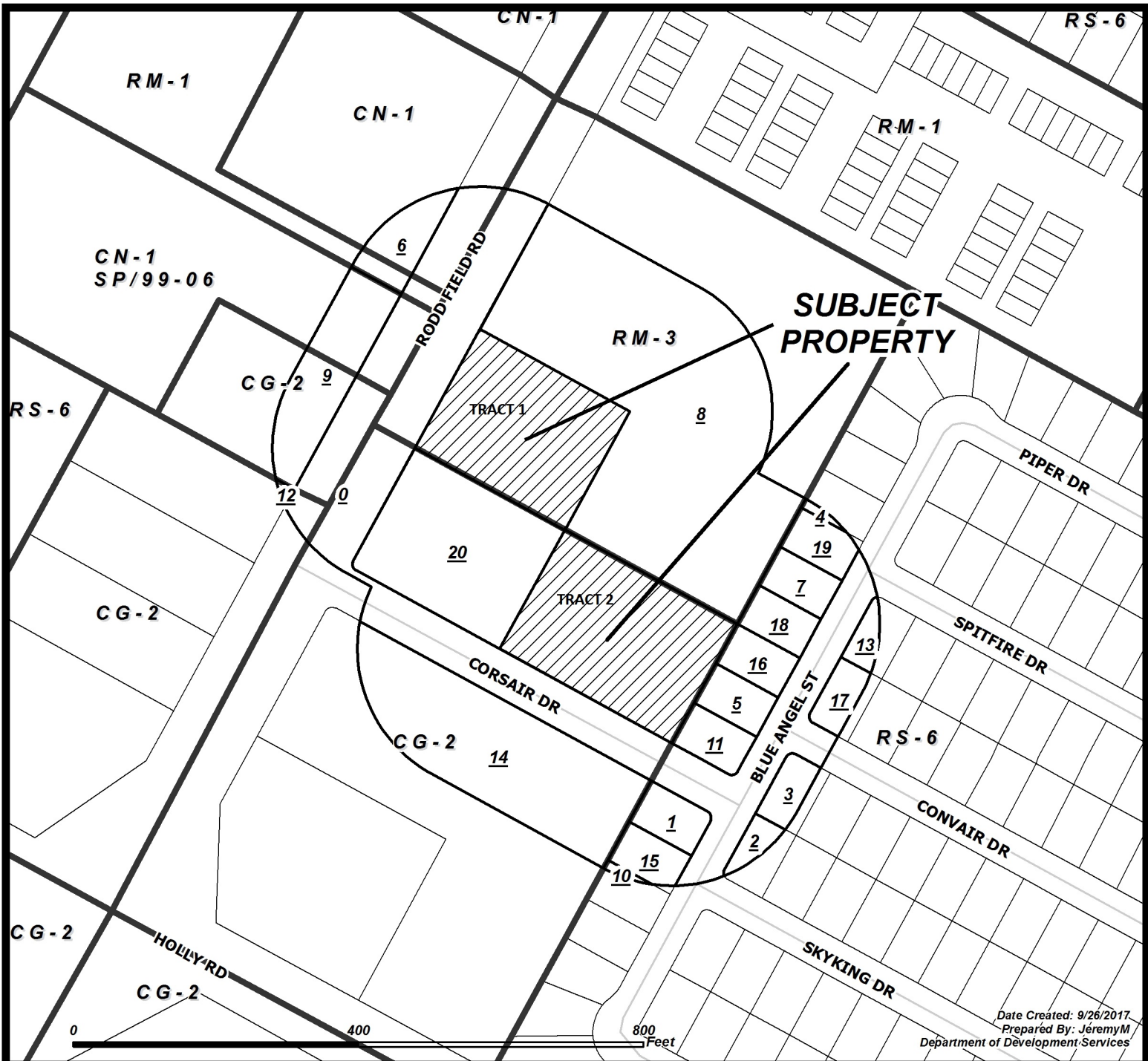
Vote Results:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

Public Notification	Number of Notices Mailed – 20 within 200-foot notification area 4 outside notification area
	<u>As of October 19, 2017:</u>
	In Favor – 3 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)



CASE: 1017-05 ZONING & NOTICE AREA

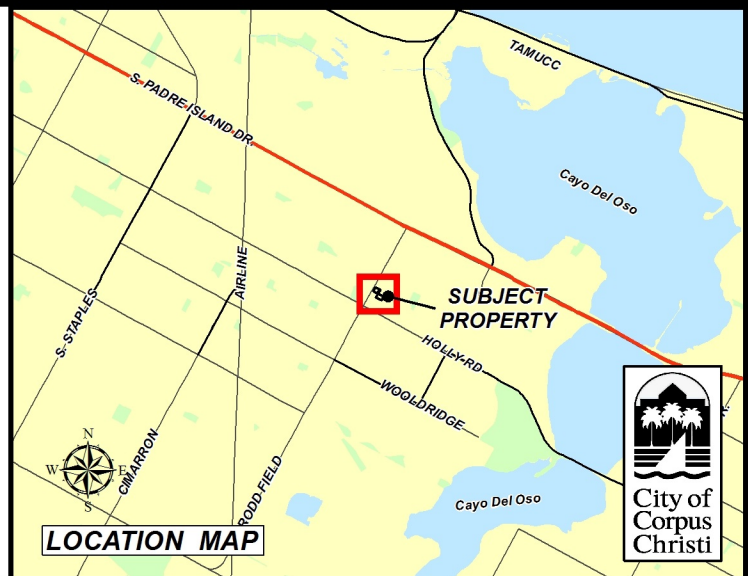
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RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood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

Owners within 200' listed on attached ownership table

Owners in favor

Owners in opposition





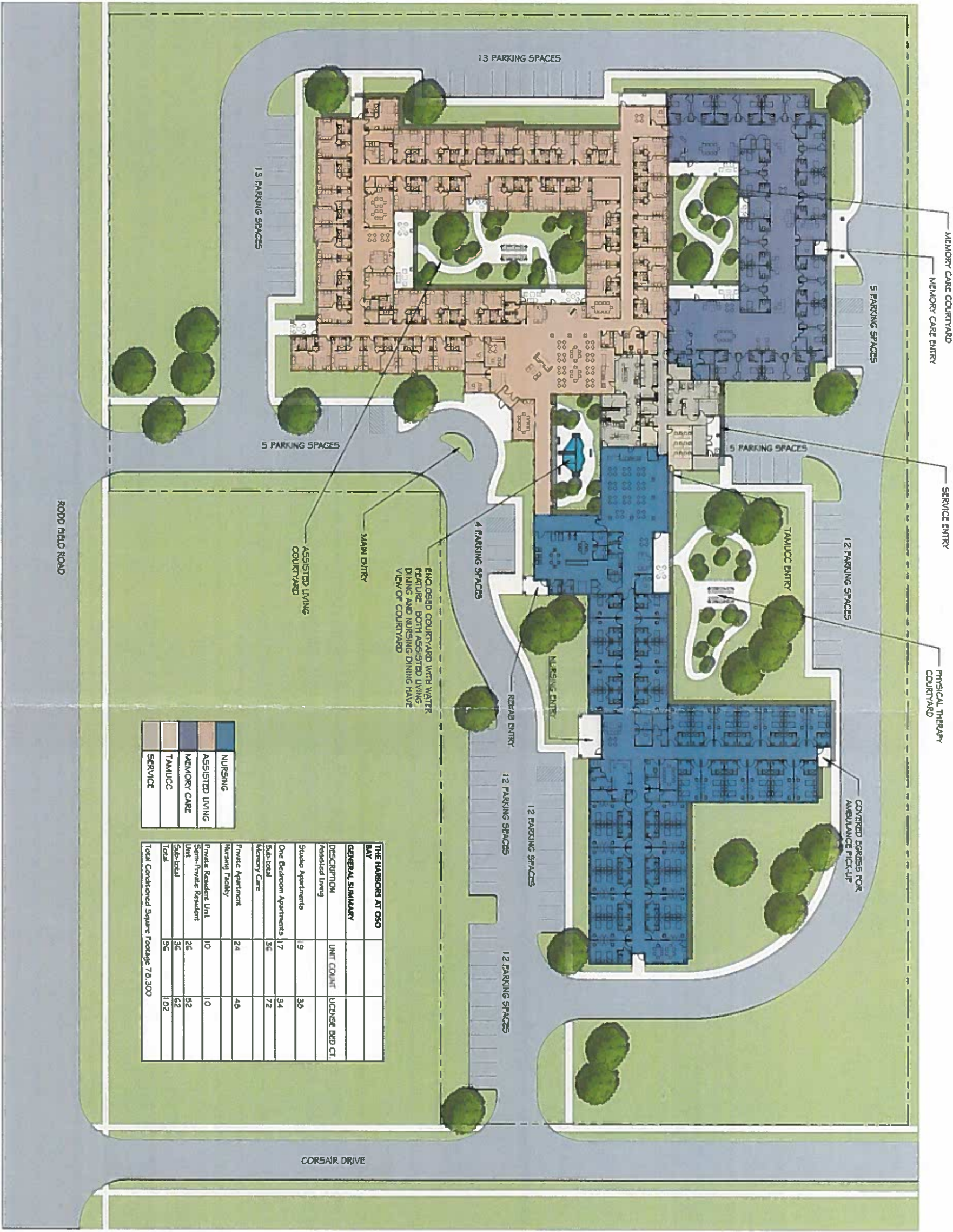
DFD ARCHITECTS INC
305 WEST WALD STREET
SUITE 101
DALLAS, TEXAS 75241
PHONE: 214.251.1775
WWW.DFDARCH.COM

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

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. 1017-05**

Hunt Enterprises, Ltd. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-3" Multifamily 3 District on Tract 1 and "CG-2" General Commercial District on Tract 2 to the "CG-2" General Commercial District on Tract 1 and "RM-3" Multifamily 3 District on Tract 2, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

Being 2.25 acres of out 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.

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, October 18, 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: Hunt Development, Ltd. by Hilton Hunt

Address: 910 Windmill Ranch Road City/State: Spring Branch, TX

☒ IN FAVOR () IN OPPOSITION Phone: 830-438-6595

REASON:

Signature Hilton Hunt

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



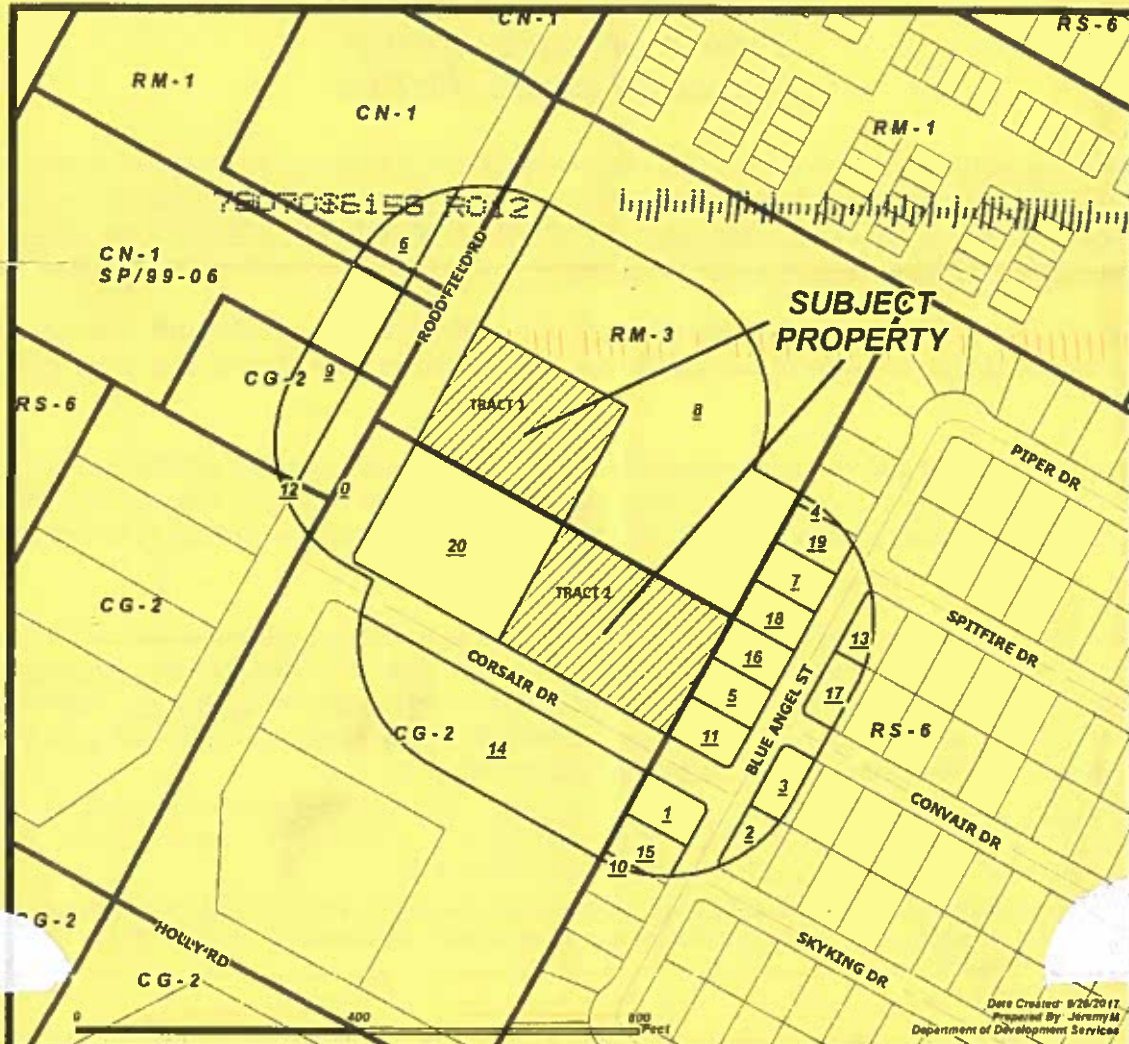
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CASE: 1017-05 ZONING & NOTICE AREA

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RM-2 Multifamily 2	IM Heavy Industrial
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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
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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

Owners in favor

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Owners in opposition



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Address: 910 Windmill Ranch Road City/State: Spring Branch, TX

(X) IN FAVOR () IN OPPOSITION Phone: 830-438-6595

REASON:

Hilton Hunt
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1037
Property Owner ID: 14

Case No. 1017-05
Project Manager: Laura Sheldon
Email: LauraS2@cctexas.com

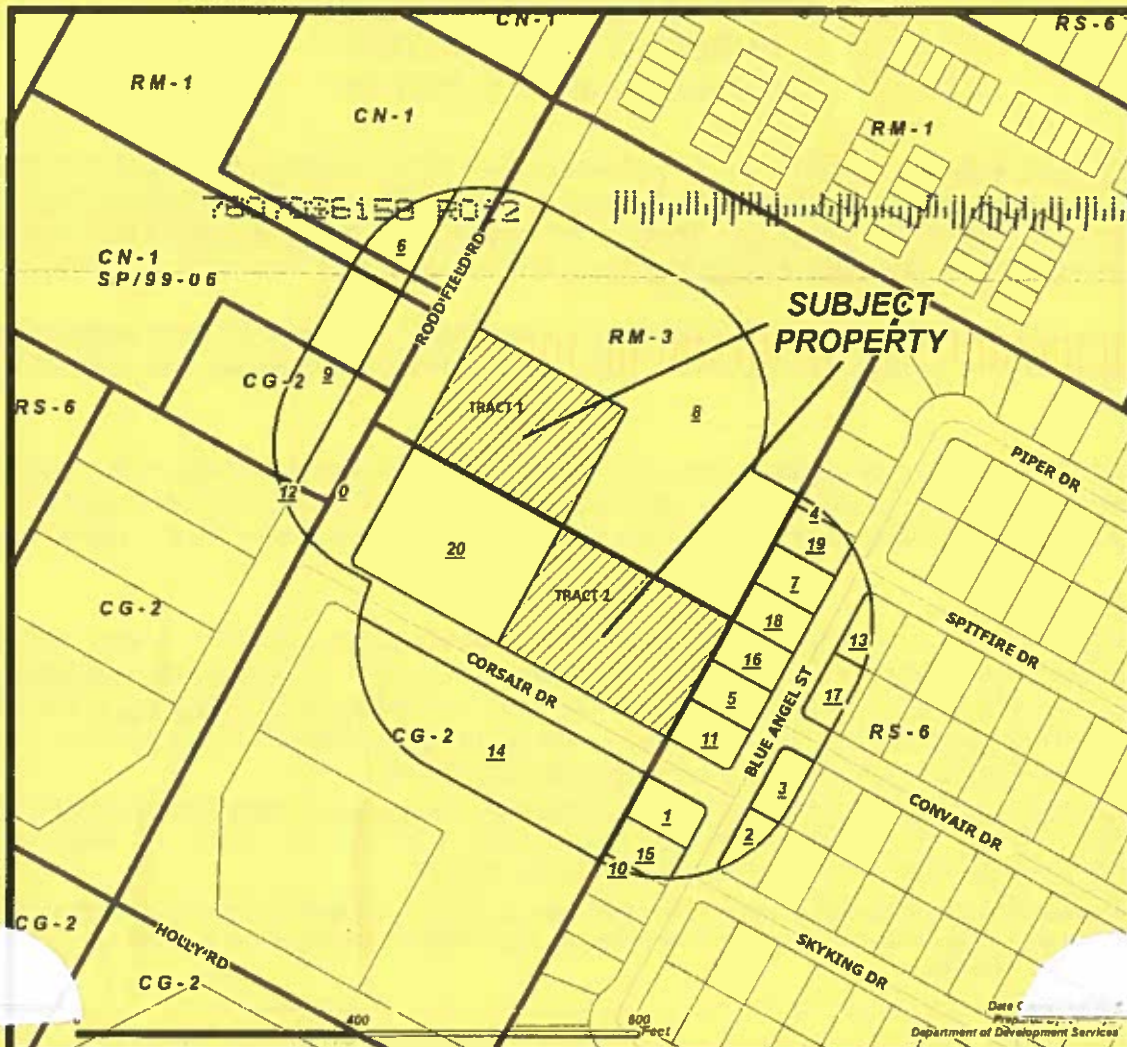
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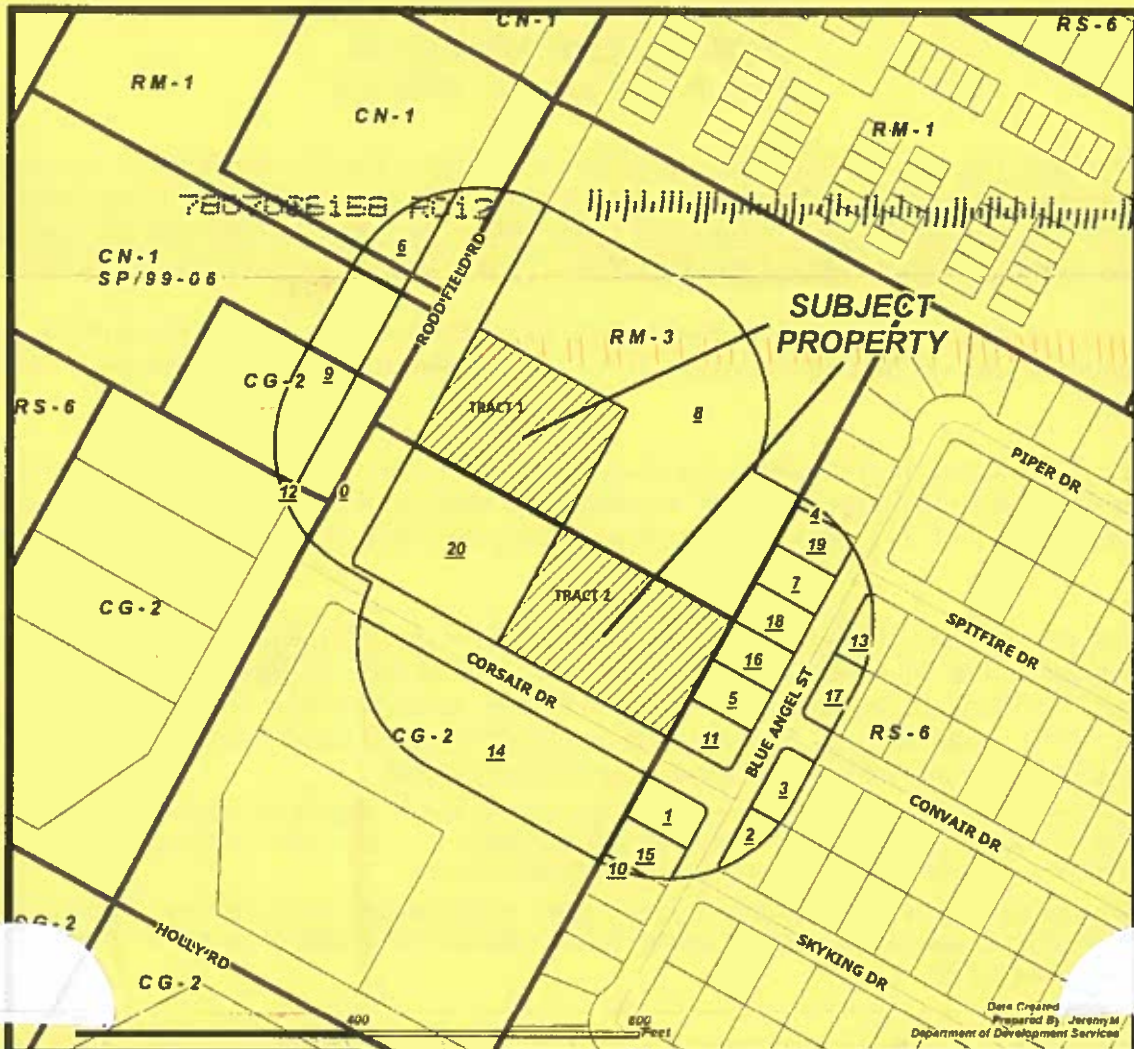
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