

STAFF REPORT

Case No. 0318-01

INFOR No. 18ZN1005

Planning Commission Hearing Date: April 4, 2018

Applicant & Legal Description	Owner: Estate of Margaret J. Pasztor Applicant: Cypressbrook Company Location Address: 3902 Cimarron Boulevard Legal Description: 10.00 acres out of Lots 1 and 2, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the east side of Cimarron Boulevard, south of Lipes Boulevard, and north of Yorktown Boulevard.			
Zoning Request	From: "FR" Farm Rural District To: "RM-2" Multifamily 2 District Area: 10.00 acres Purpose of Request: To allow for the construction of a multifamily apartment complex.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>North</i>	"IH" Heavy Industrial	Drainage and Vacant	Permanent Open Space and Medium Density Residential
	<i>South</i>	"FR" Farm Rural	Vacant and Low Density Residential	Medium Density Residential
	<i>East</i>	"IH" Heavy Industrial	Drainage and Vacant	Permanent Open Space and Medium Density Residential
	<i>West</i>	"RS-6" Single-Family	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 "RM-2" Multifamily 2 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 043031 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 330 feet of street frontage along Cimarron Boulevard which is designated as an "A1" Minor Arterial Street. According to the Urban Transportation Plan, "A1" Minor Arterial Streets can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT). The site is serviced by Route 26 of the Corpus Christi Regional Transit Authority. The closest bus stop is 1,300 feet to the north in front of Veterans Memorial High School.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Cimarron Boulevard	"A1" Minor Arterial Street	95' ROW 64' paved	105' ROW 64' paved	12,535 ADT (2016)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RM-2" Multifamily 2 District to allow for the construction of a multifamily apartment complex.

Development Plan: The subject property is 10.00 acres in size. The owner is proposing a 288-unit apartment complex. The units are projected to include 132 One Bedroom apartments, 132 Two-Bedroom apartments and 24 Three-Bedroom apartments. Approximately 570 parking spaces will be provided as part of the development along with an amenity center and pool.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District and consists of vacant land. The subject property was zoned "FR" Farm Rural in 1995 at the time of annexation. To the north is Master Channel 31, and vacant land zoned "FR" Farm Rural District. Master Channel 31 has a drainage right-of-way width of approximately 140 feet and a depth of 7.21 feet. Additionally, to the north are vacant tracts rezoned in 2015 to the "CN-1" Neighborhood Commercial District and to the "RM-2" Multifamily 2 District. Located farther to the north across Lipes Boulevard is Veterans Memorial High School. To the south is a vacant 10 acre tract zoned "FR" Farm Rural District. Located farther to the south is the Cimarron Lake Estates Subdivision with a Home Owners Association (HOA). The subdivision was rezoned in 2004 to the "RS-6" Single-Family 6 District. The subject property to the east is also bordered by Master Channel 31. Across the channel are vacant tracts zoned "FR" Farm Rural District. Farther to the east, a zoning case was recently heard by the Planning Commission on March 21, 2018 for a potential change to the "RM-1" Multifamily 1 District regarding a potential apartment complex with a maximum density of 235 dwelling units. To the west is Cimarron Boulevard. Across Cimarron Boulevard are single-family residences (Yorktown Crossing Unit 2 Subdivision) zoned "RS-6" Single-Family 6 District.

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-2" Multifamily 2 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map based on the following policies:

- 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 residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- New high-intensity commercial developments without adequate transition or buffering should be discouraged from locating directly adjacent to low-intensity residential areas. (Southside ADP, Policy Statement B.7)

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) warrants an amendment to the Future Land Use Map.
- The proposed rezoning is 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 property is currently vacant and is a remaining unplatted “FR” Farm Rural tract. The property has not been developed since annexation in 1995.
- Recent rezonings have occurred to the north in 2015 to the “CN-1” Neighborhood Commercial District and to the “RM-2” Multifamily 2 District. Most recently to the east, a zoning case was recently heard by the Planning Commission on March 21, 2018 for a potential change to the “RM-1” Multifamily 1 District regarding a potential apartment complex with a maximum density of 235 dwelling units.
- Based on recent zoning changes and existing commercial zoning along Cimarron Boulevard (A1 Arterial Street) a trend towards commercial development is occurring. Such a trend is consistent with the goals and policies of the Comprehensive Plan. Infill of remaining adjacent “FR” Farm Rural Tracts will be addressed by future rezonings and may generate further amendment of the Future Land Use Map.
- The “RM-2” Multifamily 2 District allows 30 dwelling units per acre by right. The proposed 288 apartment is compatible with the density requirements of the “RM-2” District.
- Due to the adjacency of a master channel, no buffer yard would be required to the north or east.
- If the “RM-2” Multifamily 2 District is approved, the proposed development will still need to abide by all requirements of the Unified Development Code (UDC).

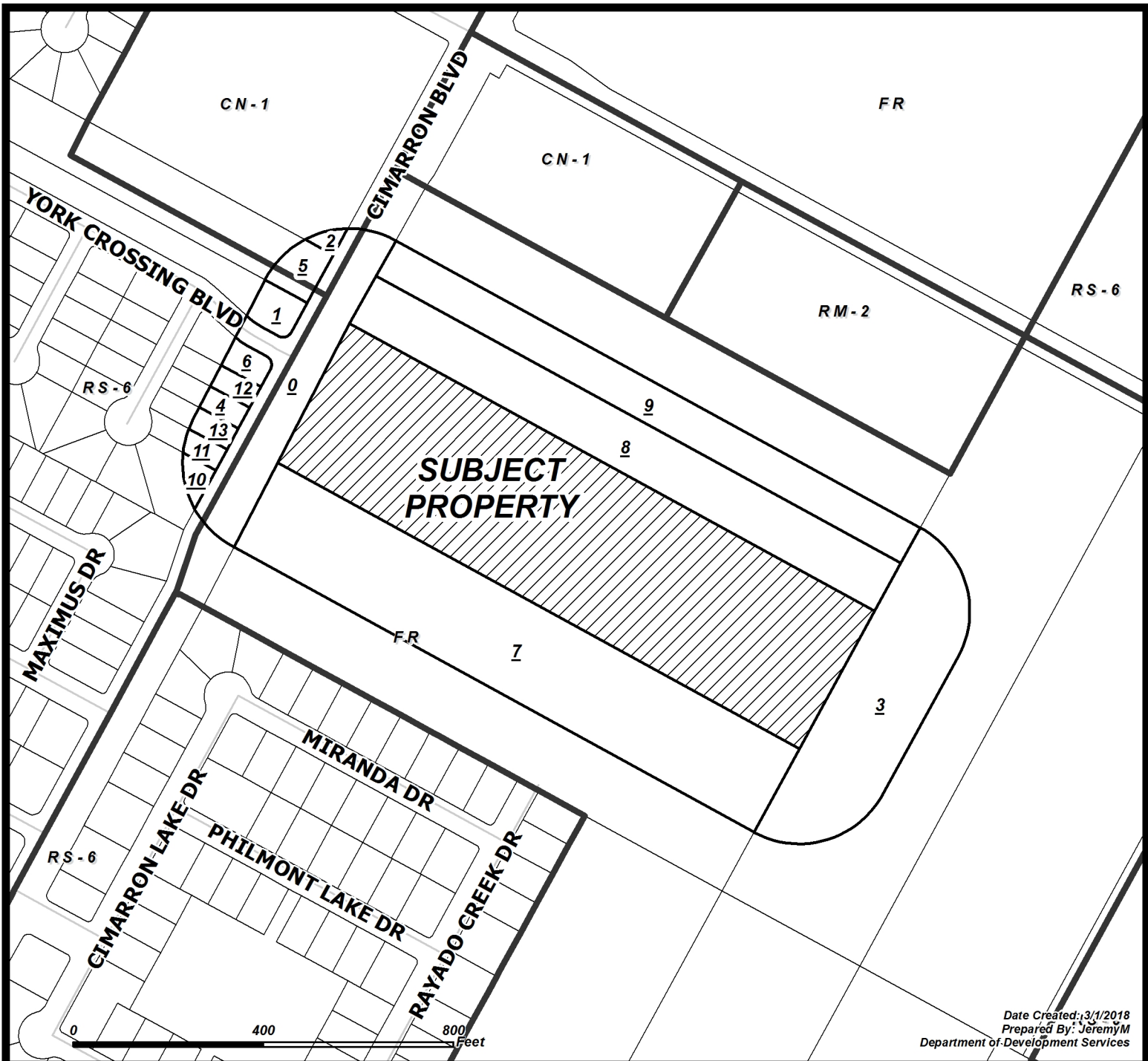
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “RM-2” Multifamily 2 District.

Public Notification	Number of Notices Mailed – 13 within 200-foot notification area 6 outside notification area
	<u>As of March 30, 2018:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

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

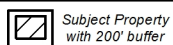


Date Created: 3/1/2018
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0318-01

ZONING & NOTICE AREA

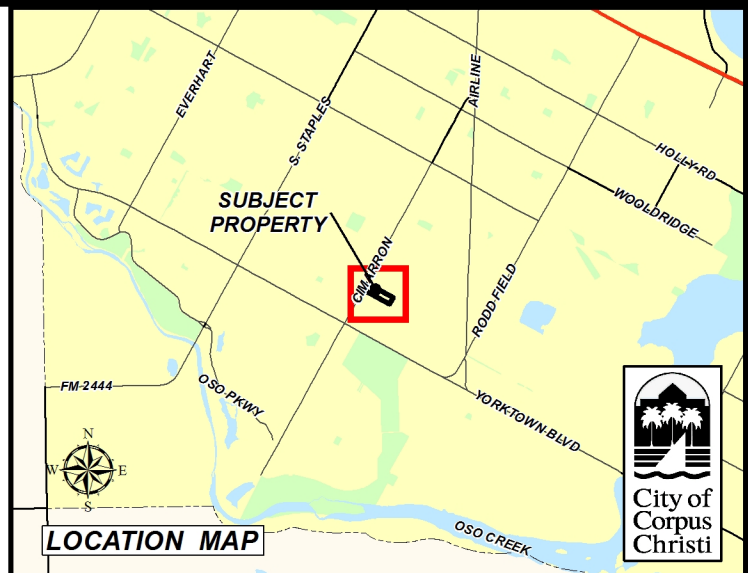
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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

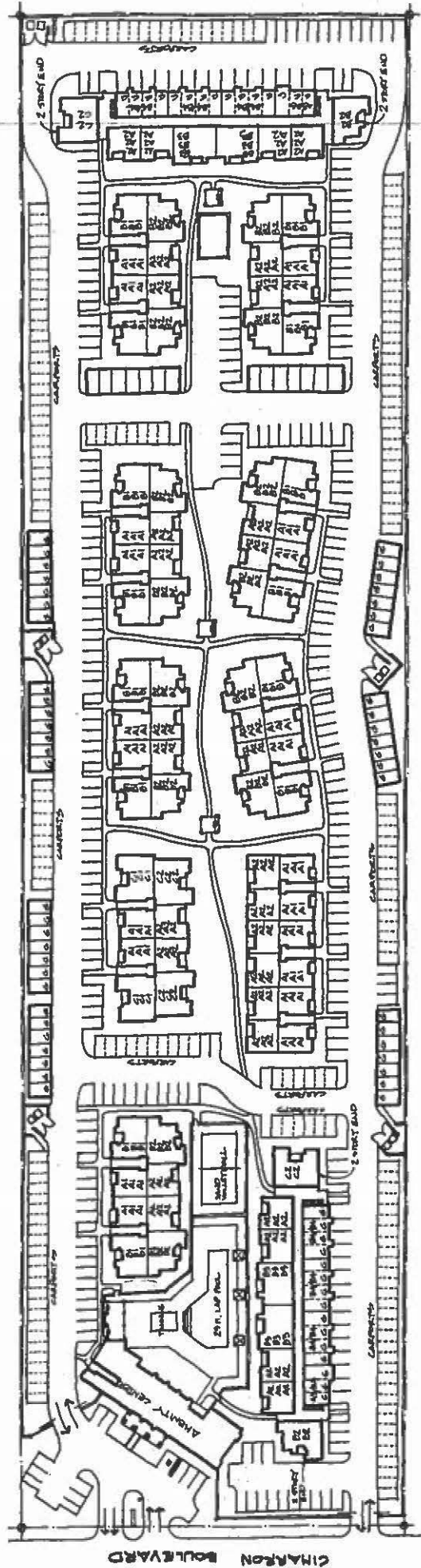


X Owners in opposition



LOCATION MAP





CIMARRON APARTMENTS Mucasey & Associates, Architects

February 12, 2015

Unit Type	Quantity	Sq. Ft.
A1 One Bedroom, 1 Bath	66	675 s.f.
A2 One Bedroom, 1 Bath	90	643 s.f.
A3 One Bedroom, 1 Bath	4	750 s.f.
Total One Bedroom Units	160	
B1 Two Bedroom, 2 Bath	42	984 s.f.
B2 Two Bedroom, 2 Bath	46	1004 s.f.
B3 Two Bedroom, 2 Bath	32	1007 s.f.
B4 Two Bedroom, 2 Bath	12	1017 s.f.
Total Two Bedroom Units	132	
C1 Three Bedroom, 2 Bath	6	1164 s.f.
C2 Three Bedroom, 2 Bath	10	1175 s.f.
Total Three Bedroom Units	16	
Project Total	288	339,196 s.f.

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. 0318-01**

Estate of Margaret J. Pasztor has petitioned the City of Corpus Christi to consider a change of zoning from the "FR" Farm Rural District to the "RM-2" Multifamily 2 District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

3902 Cimarron Boulevard and being 10.00 acres out of Lots 1 and 2, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the east side of Cimarron Boulevard, south of Lipas Boulevard, and north of Yorktown Boulevard.

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, April 4, 2018**, 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.

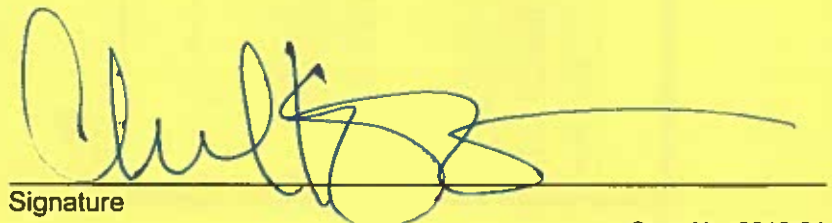
NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: CHARLES KAFFIE, KAFFIE BROS
Address: Box 2967 City/State: C.C. Tex. 78403

☒ IN FAVOR ☐ IN OPPOSITION

Phone: _____

REASON:


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1005
Property Owner ID: 5

Case No. 0318-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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



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