

PLANNING COMMISSION FINAL REPORT

Case No. 0918-01

INFOR No. 18ZN1021

Planning Commission Hearing Date: September 5, 2018

Applicant & Legal Description	Owner: Staples Development, LLC. Applicant: Staples Development, LLC. Location Address: 6641 Lipes Boulevard Legal Description: 10.04 acres out of Lot 3, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Lipes Boulevard, east of Cimarron Boulevard, and west of Bronx Drive.			
Zoning Request	From: "FR" Farm Rural District To: "RM-1" Multifamily 1 District Area: 10.04 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 District	Vacant	Medium Density Residential
	<i>North</i>	"FR" Farm Rural District	Public/Semi-Public	Government (CCISD)
	<i>South</i>	"FR" Farm Rural District	Commercial and Vacant	Commercial
	<i>East</i>	"RM-1" Multifamily 1 District	Vacant	High Density Residential
	<i>West</i>	"FR" Farm Rural, "RM-2" Multifamily 2, and "CN-1" Neighborhood Commercial Districts	Vacant	Medium and High 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-1" Multifamily 1 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 329 feet of frontage along Lipes Boulevard, which is designated as a "C3" Primary Collector Street. According to the Urban Transportation Plan, "C3" Primary Collector Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT). The site is serviced by Route 26 of the Corpus Christi Regional Transit Authority. The nearest bus stop is 1,700 feet to the northwest in front of Veterans Memorial High School.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Lipes Boulevard	"C3" Primary Collector	75' ROW 50' Paved	60' ROW 25' Paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RM-1" Multifamily 1 District to allow for the construction of a multifamily apartment complex.

Development Plan: The subject property is 10.04 acres in size. The owner is proposing an apartment complex at 22 units per acres equaling a maximum of 220 apartment units. The owner bases his request on the future development of Del Mar College South Campus and the need for student housing in close proximity. The subject property is within walking/biking distance.

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 and has remained undeveloped. To the north is Veterans Memorial High School zoned "FR" Farm Rural District. To the south are vacant tracts zoned "FR" Farm Rural District. Separating the subject property from the southern properties is Master Channel 31. Master Channel 31 has a drainage right-of-way width of approximately 140 feet and a depth of 7.21 feet. To the east is a vacant tract recently zoned "RM-1" Multifamily 1 District in June of this year. Further to the east is a single-family residential subdivision (Airline Crossing Unit 2) zoned "RS-6" Single-Family 6 District. To the west are vacant tracts zoned "FR" Farm Rural, "RM-2" Multifamily 2, and "CN-1" Neighborhood Commercial Districts. The original "CN-1" and "RM-2" rezonings occurred in 2015. Most recently a tract was rezoned "RM-2" Multifamily District in May of this year. Separating the subject property from a portion of the western properties is Master Channel 31. Master Channel 31 has a drainage right-of-way width of approximately 140 feet and a depth of 7.21 feet.

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.

Utilities:

Water: 12-inch C900 line located along Lipes Boulevard in front of the subject property.

Wastewater: No wastewater service is currently available. However, waste water access is available via manhole approximately 1,200 feet to the east along Lipes Boulevard at a depth of 13.2 feet.

Gas: No gas service is currently available.

Storm Water: Storm water drainage is available along Lipes Boulevard in front of the subject property to the north or via Master Channel 31 to the west and south.

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 “CN-2” Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC), warrants an amendment to the Future Land Use Map, and is consistent with the following policies:

- Encourage orderly growth of new residential, commercial, and industrial areas. (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)
- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations. (Future Land Use, Zoning, and Urban Design Policy Statement 2)
- 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) and 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, is a remaining undeveloped lot, and has not been developed since annexation in 1995.
- Master Channel 31 has a drainage right-of-way width of approximately 140 feet and a depth of 7.21 feet and will act as a buffer between the subject property to the south and a portion to the west.
- Recent rezonings have occurred to the west in 2015 to the “CN-1” Neighborhood Commercial District and to the “RM-1” Multifamily 1 District. Most recently to the

east, a zoning case was passed in June of this year to the “RM-1” Multifamily 1 District regarding an apartment complex with a maximum density of 235 dwelling units.

- Based on recent zoning changes along Lipes Boulevard (C3 Primary Collector) a trend towards multifamily 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.
- Del Mar College South Campus and the need for student housing in close proximity. The subject property is within walking/biking distance. The subject property is less than half a mile away via the future expansion of Bronx Avenue.

Planning Commission and Staff Recommendation (September 5, 2018):

Approval of the change of zoning from the “FR” Farm Rural District to the “RM-1” Multifamily 1 District.

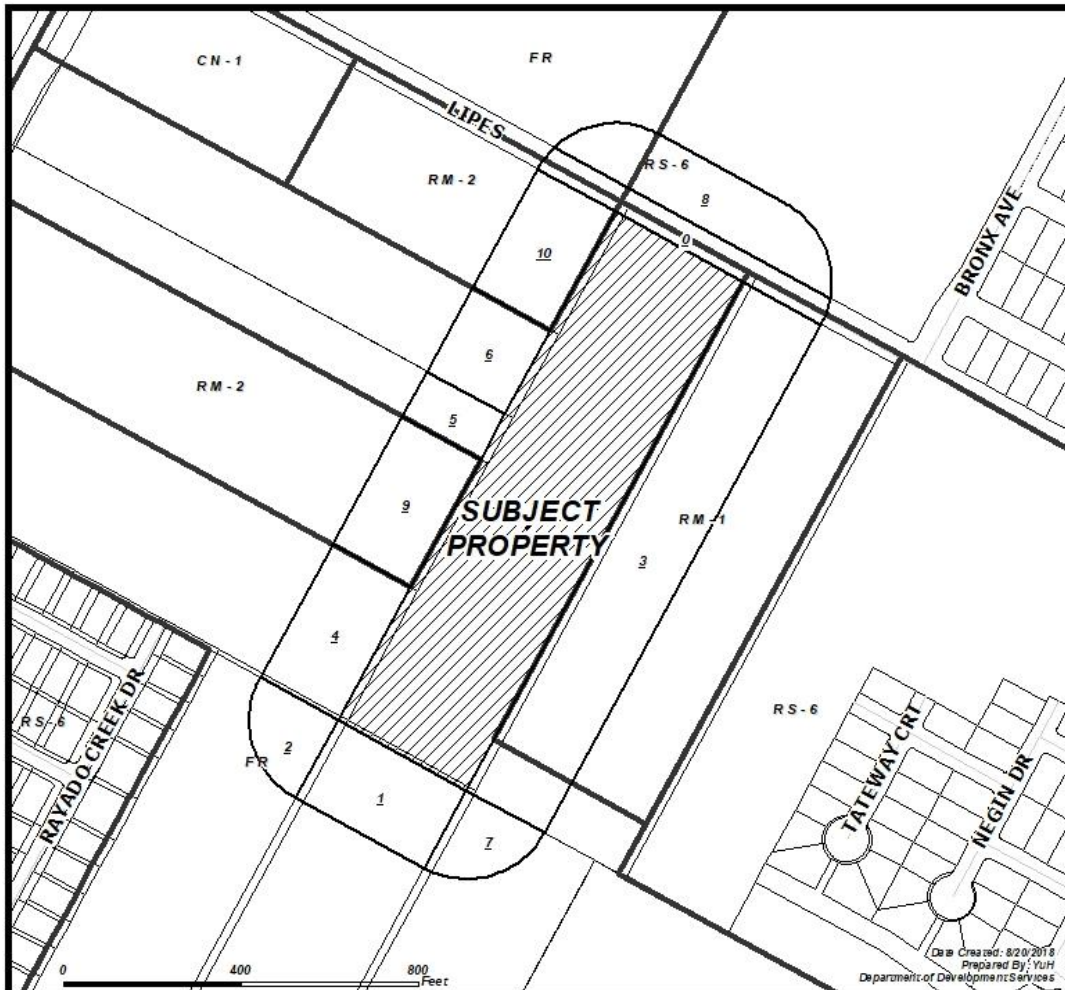
Vote Results:

For: 7
Opposed: 1
Absent: 1
Abstained: 0

Public Notification	Number of Notices Mailed – 10 within 200-foot notification area 5 outside notification area
	<u>As of August 31, 2018:</u>
	In Favor – 0 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:

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



CASE: 0918-01
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
CR-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 in favor

Owners within 200' listed on attached ownership table

Owners in opposition

