

PLANNING COMMISSION FINAL REPORT

Case No. 1018-04

INFOR No. 18ZN1027

Planning Commission Hearing Date: October 31, 2018

Applicant & Legal Description	Owner: MVR Construction Company Applicant: MVR Construction Company Location Address: 10001 and 10009 Compton Road Legal Description: 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Compton Road, east of Flour Bluff Drive, and west of First National Drive.			
Zoning Request	From: "RE" Residential Estate District To: "RS-15" Single-Family 15 District Area: 5.269 acres Purpose of Request: To allow for the construction of single-family homes.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RE" Residential Estate	Vacant	Low Density Residential
	<i>North</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>South</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>East</i>	"FR" Farm Rural	Commercial	Low Density Residential
	<i>West</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RS-15" Single-Family 15 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 035032 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 550 feet of street frontage along Compton Road which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Compton Road	"C1" Minor Collector	60' ROW 40' paved	60' ROW 26' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District to allow for the construction of single-family homes.

Development Plan: The subject property is 5.269 acres in size. The owner is proposing a single-family residential subdivision consisting of 11 units.

Existing Land Uses & Zoning: The subject property is currently zoned "RE" Residential Estate District and consists of vacant land. The subject property was annexed in 1961 and has remained undeveloped. To the north, south and east is a single-family residential subdivision (Oak Terrace Unit 2, 2002) with one acre tracts zoned "RE" Residential Estate District. Additionally, to the north is a single-family residential subdivision (Flour Bluff Center, 2008) zoned "RS-6" Single-Family 6 District. To the northwest are commercial properties zoned "CG-1" General Commercial district and consists of a pet grooming business (Bruno's Bathhouse) and a vehicle customization business (Sooth Texas Aluminum Works). To the west is a commercial property zoned "RS/SP" Residential Estate District with a Special Permit for a boat storage complex. Separating the subject property from the southern properties is the O'Neill Tributary Channel. The O'Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 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 Compton Road in front of the subject property.

Wastewater: 8-inch PVC Line located along Compton Road in front of the subject property.

Gas: 3-inch Service Line located along the eastern property line of the subject property.

Storm Water: Drainage located along the southern and eastern property lines of the subject property. Along the southern property line the O'Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP). The proposed rezoning to the “RS-15” Single-Family 15 District is consistent with the adopted Comprehensive Plan (Plan CC) and 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)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).
- 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 Future Land Use for the subject property is identified as Low Density Residential. According to Plan CC, Low Density Residential consists of up to 3 units per acre. The proposed development is a 5.269 acre tract with a proposed 11 units which is below the maximum recommended density of 15.8 units.

Planning Commission and Staff Recommendation (October 31, 2018):

Approval of the change of zoning from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District.

Vote Results:

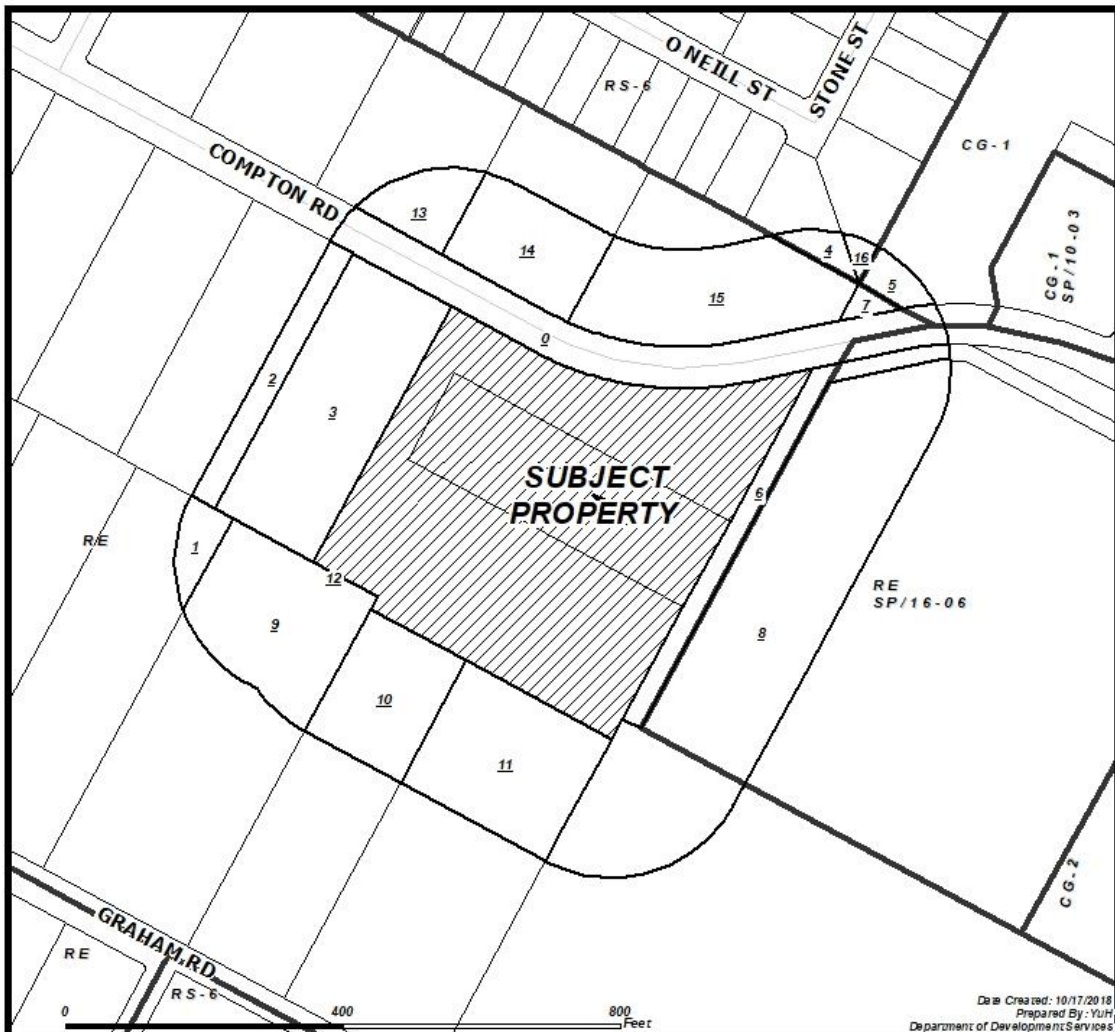
For: 5
Opposed: 1
Absent: 3
Abstained: 0

Public Notification	Number of Notices Mailed – 18 within 200-foot notification area 5 outside notification area
	<u>As of October 19, 2018:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 8.97% 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)

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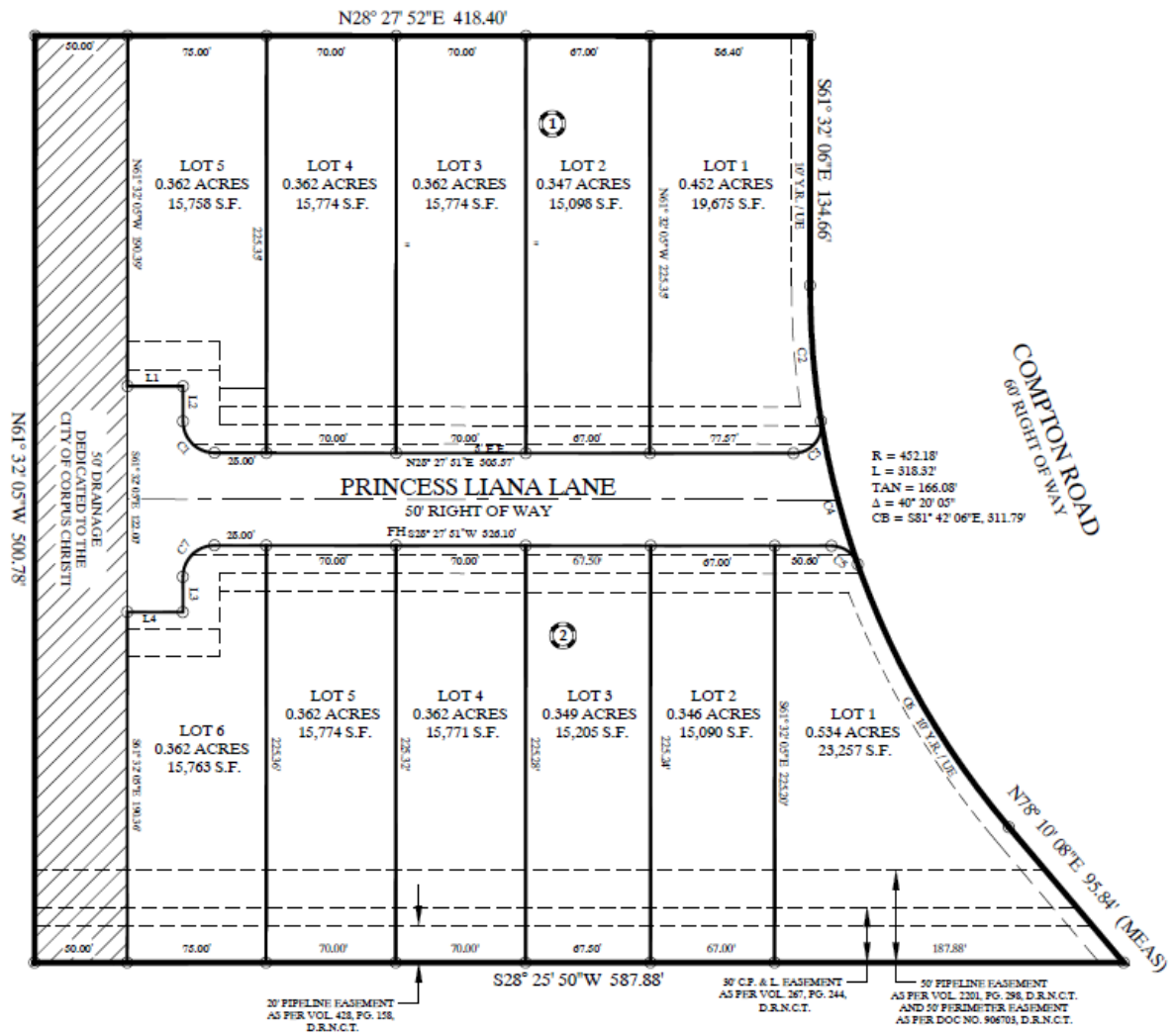
Date Created: 10/17/2018
Prepared By: YUH
Department of Development Services

CASE: 1018-04 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-8 Single-Family 8
CM-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CR-1 Resort Commercial	RS-1F Two-Family
CR-2 Resort Commercial	RS-16 Single-Family 16
CO-1 General Commercial	RE Residential Estate
CO-2 General Commercial	RS-TH Townhouse
CI Intensive Commercial	SP Special Permit
OSD Downtown Commercial	RV Recreational Vehicle Park
CR-3 Resort Commercial	RMH Manufactured Home
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 4 Owners within 200' listed on attached ownership table





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 comisión 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. 1018-04**

MVR Construction Company has petitioned the City of Corpus Christi to consider a change of zoning from the **"RE" Residential Estate District** to the **"RS-15" Single-Family 15 District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

10001 and 10009 Compton Road and 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Compton Road, east of Flour Bluff Drive, and west of First National Drive.

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 31, 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:

RICHARDO BELI & CHRISTINE SALON

Address:

10014 COMPTON RD

City/State:

CC TX 78418

() IN FAVOR

☒ IN OPPOSITION

Phone:

361 815 3111

REASON:

ZONING RES EST. WILL DROP OUR COMP VALUES. YOU GUYS ALREADY
SCHEDULED US WITH THE
BOB BERN DEBACHEL.

Signature

Paul B. Bern

SEE MAP ON REVERSE SIDE
INFO Case No.: 18ZN1027
Property Owner ID: 15

Case No. 1018-04
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com