

STAFF REPORT

Case No. 0119-03
INFOR No. 18ZN1035

Planning Commission Hearing Date: January 23, 2019

Applicant & Legal Description	Owner: Munoz Engineering, LLC. Applicant: Four Baba Enterprise, LLC. Location Address: 2001 Glenoak Drive Legal Description: Lot 2, Section 39, Flour Buff and Encinal Farm and Garden Tracts, located on the north side of Glenoak Drive, west of Flour Bluff Drive, and north of Caribbean Drive.			
Zoning Request	From: "RE" Residential Estate District To: "RS-15" Single-Family 15 District Area: 20 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>	"RS-6" Single-Family 6 and "FR" Farm Rural	Vacant and Low Density Residential	Low Density Residential
	<i>South</i>	"RE" Residential Estate	Vacant and Low Density Residential	Low Density Residential
	<i>East</i>	"RE" Residential Estate and "FR" Farm Rural	Low Density Residential	Low Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Vacant	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 single-family residential uses. The proposed rezoning to the "RS-15" Single-Family 15 District is inconsistent with the adopted Comprehensive Plan (Plan CC). Map No.: 038030 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has limited frontage and has approximately 660 feet of street frontage along a proposed section of Glenoak Drive 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
	Glenoak Drive	“C1” Minor Collector	60’ ROW 40’ paved	40’ ROW 25’ 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 20 acres in size. The owner is proposing the construction of 37 single-family homes.

Existing Land Uses & Zoning: The subject property is currently zoned “RE” Residential Estate District, consists of vacant land, and has remained undeveloped since annexation in 1961. To the north is unplatted vacant property zoned “RS-6” Single-Family 6 District. To the south is an unplatted single-family home zoned “RE” Residential Estate District. To the east is an unplatted single-family home zoned “RE” Residential Estate District. To the west is an unplatted single-family home 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). However, the subject property is located one third of a mile to the northwest of Accident Potential Zone (APZ) 1 of Waldron Field.

Plat Status: The property is not platted.

Utilities:

Water: 12-inch PVC line located along Glenoak Drive.

Wastewater: Not Available. The nearest available manhole is approximately 5,800 feet away on Flour Bluff Drive.

Gas: Not Available.

Storm Water: Not Available.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density single-family residential uses. The proposed rezoning to the “RS-15” Single-Family 15 District is inconsistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- 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)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning “RS-15” Single-Family 15 District is inconsistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is incompatible with neighboring properties and with the general character of the surrounding area. The proposed “RS-15” District constitutes an increase in density of single-family homes which is incompatible with the surrounding “RE” District and “FR” District properties. While there are some “RS-6” District properties to the west across Roscher Drive, the average lot size is over 5 acres.

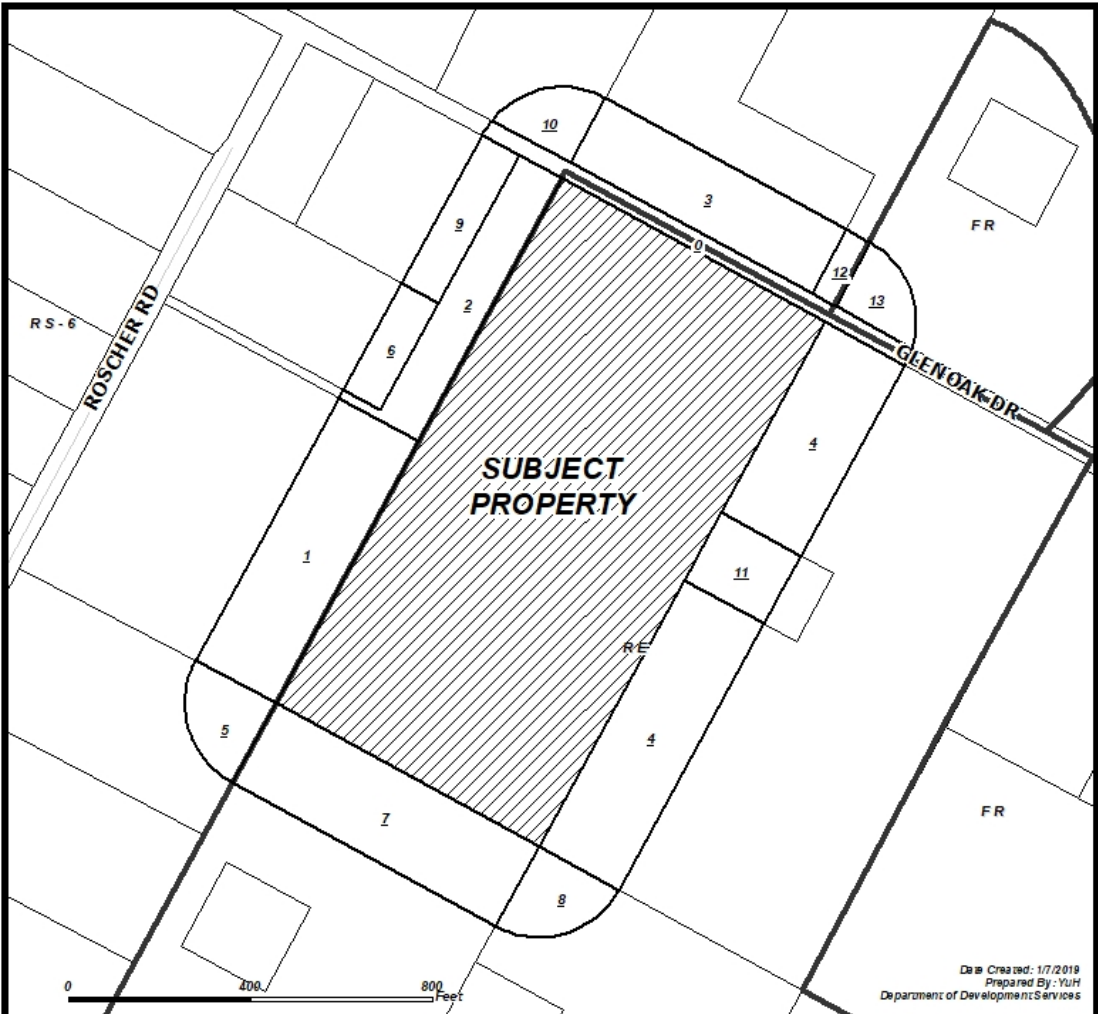
Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 13 within 200-foot notification area 5 outside notification area	
	<u>As of January 18, 2019:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 1 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

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

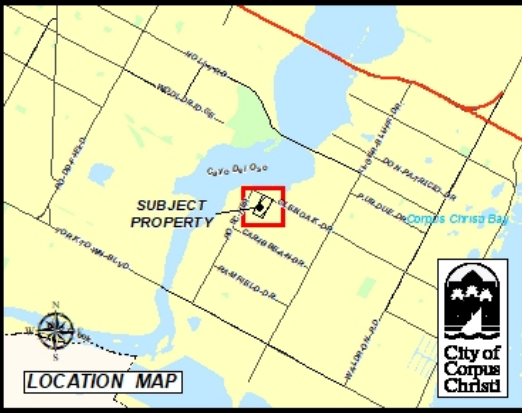


Date Created: 1/7/2019
Prepared By: YUH
Department of Development Services

CASE: 0119-03
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IM 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
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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
 Owners in favor
4 Owners within 100' listed on attached ownership table
 Owners in opposition



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 solicita 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. 0119-03**

Four Baba Enterprise, LLC 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, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

2001 Glenoak Drive and Lot 2, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Glenoak Drive, west of Flour Bluff Drive, and north of Caribbean 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, January 23, 2019, 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: Bruce S. Hawn
Address: 1542 Glenoak, Dr. City/State: C.C., TX
() IN FAVOR ☒ IN OPPOSITION Phone: 361-779-1813
REASON: Does not match estate zoning of Forest Area.
Glenoak cannot handle TRAFFIC at intersection of
Flour Bluff Dr. Major storm water pipe facility
Prevents vehicles from
SEE MAP ON REVERSE SIDE
INFOR Case No.: 152N1035
Property Owner ID: 12

Signature

Case No. 0119-03

Project Manager: Andrew Dimas
Email: andrewd2@ccctexas.com

Turning onto Glenoak, IF TRAFFIC is also exiting.
Needs TRAFFIC STUDY

Nosewer
1/2 Acre
10+ min
For
Septic
very near
Oso Bay

Please see attached sheet

Mr. Dimas and members of the City Planning Commission:

I live at 1542 Glenoak and would like to express some of the reasons that I oppose the above referenced rezoning. I oppose the rezoning for several reasons:

1. RS-15 zoning does not mesh with the estate zoning and rural nature of Glenoak west of Flour Bluff Drive and the northern portion of Roscher Road
2. There is no sewer service in this area. Septic systems require a minimum of ½ acre lots for installation.
3. Navy has recently changed their flight patterns and is utilizing the north south runway of Waldron Field more frequently with flyovers of the subject property. City's AICUZ map doesn't show any crash zones for the North South runway, but the attached 2009 map does show crash zones in the area of the subject property.
4. Glenoak Dr. west of Flour Bluff Drive is extremely narrow and unsuitable for heavy two way traffic. More importantly, the intersection is also the major intersection of the Storm water system in Flour Bluff. See Attached Photo. As you can see there are cement culverts on the north and south sides of Glenoak at the Intersection with cement aprons that slope dramatically down into the western ditch along FB Drive. On the south side of Glenoak there is approximately 150' of large open drainage culvert that transitions underground and on to the Oso Bay. This 150' is protected by a steel barrier. I mention this is that if there is vehicles entering and exiting Glenoak at the same time it is virtually impossible to turn off of FB Drive until the vehicle exiting Glenoak departs. It is impossible with larger vehicles. If you are pulling a trailer, every inch of Glenoak is necessary to turn to avoid having trailers go into the ditch. Adding 40 homes worth of traffic from this property will cause traffic will back up in the area, especially in the mornings during rush hour traffic with half the Bluff pouring out on to Flour Bluff from the section of Glenoak east of Flour Bluff Drive. Point being that the intersection will become a problem area, possibly a death trap unless the intersection is widened. A traffic study is requested. Please do a traffic study and personally go by, so you can see what I am talking about. Thanks.

P.S. I understand that this property may also open up onto Roscher Road. I do not see that as the solution as Roscher is nothing but large pot holes in this area. Horrible condition, which will force traffic onto Glenoak.

Bruce S. Hawn
WELDER LESHIN LLP
Welder Leshin Lorenz McNiff Buchanan Hawn, LLP