

# STAFF REPORT

Case No. 0519-01

INFOR No. 19ZN1009

**Planning Commission Hearing Date:** May 1, 2019

Applicant & Legal Description	<p><b>Owner:</b> Luxury Spec Homes  <b>Applicant:</b> Luxury Spec Homes  <b>Location Address:</b> 3802 Callicoate Road  <b>Legal Description:</b> Being 24.620 acre tract described in a deed recorded in Document No. 2015045970, Official Public Records Nueces County, Texas. Said 24.620 acre tract being out of a 39.93 acre tract described in a deed recorded in Volume 1017, Page 528, Deed Records Nueces County, Texas. Said 24.620 acre tract also being out of the Gregorio Farias Grant, Abstract No. 592, Nueces County, Texas, located on the east side of Callicoate Road, south of Leopard Street, and north of the City Limits.</p>			
Zoning Request	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 24.620 acres  <b>Purpose of Request:</b> To allow for the construction of single-family homes.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Medium Density Residential
	<i>South</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6 and "IH" Heavy Industrial	Vacant, Low Density Residential, and Heavy Industrial	Low and Medium Density Residential and Heavy Industrial
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC).  <b>Map No.:</b> 064050  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 420 feet of street frontage along Callicoate Road which is designated as an “A3” Primary Arterial Street and approximately 50 feet of street frontage along Matt Avenue which is designated as a Local/Residential Street. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity between 30,000 to 48,000 Average Daily Trips (ADT).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>Callicoate Road</b>	“A3” Primary Arterial	130’ ROW 79’ paved	85’ ROW 35’ paved	N/A
	<b>Matt Avenue</b>	Local/Residential	50’ ROW 28’ paved	50’ ROW 28’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District to allow for the construction of single-family homes.

**Development Plan:** The subject property is 24.620 acres in size. The owner is proposing the construction of single-family homes.

**Existing Land Uses & Zoning:** The subject property is currently zoned “FR” Farm Rural District, consists of vacant land, and has remained undeveloped since annexation in 1962. To the north are properties zoned “RS-6” Single-Family 6 District and consists of single-family residences (Callicoate Estates, 1982). To the south are vacant tracts zoned “FR” Farm Rural District. To the east are properties zoned “RS-6” Single-Family 6 District and consists of single-family residences (Callicoate Estates, 1982). To the west are a few large tract single-family residences (Hearn Tract, 1980) zoned “RS-6” Single-Family 6 District and the American Electric Power Service Center and Substation zoned “IH” Heavy Industrial 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.

**Utilities:**

**Water:** 8-inch ACP line located along Callicoate Road.

**Wastewater:** 8-inch VCP line located along Lott Avenue.

**Gas:** No service currently available.

**Storm Water:** Road side drainage along Callicoate Road.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for

medium density residential uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent 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).
- Encourage convenient access from medium-density residential development to arterial roads (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).
- 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 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. The proposed rezoning does not have a negative impact upon the surrounding neighborhood.
- A preliminary plat was submitted by the applicant identifying 126 dwelling units. Compared to the acreage, the density would be 5.25 dwelling units per acre which is compatible with the future land use of medium density residential. According to Plan CC, medium density residential is defined as between 4 and 13 dwelling units per acre.
- The proposed “RS-4.5” District does technically constitute the potentiality for an increase in density of single-family homes compared to the surrounding “RS-6” District residential subdivision to the north and east. However, based on the data from the submitted preliminary plat, the average lot size is 6,268 square feet. The smallest lot size is 5,425 square feet and the largest lot is 15,666 square feet.

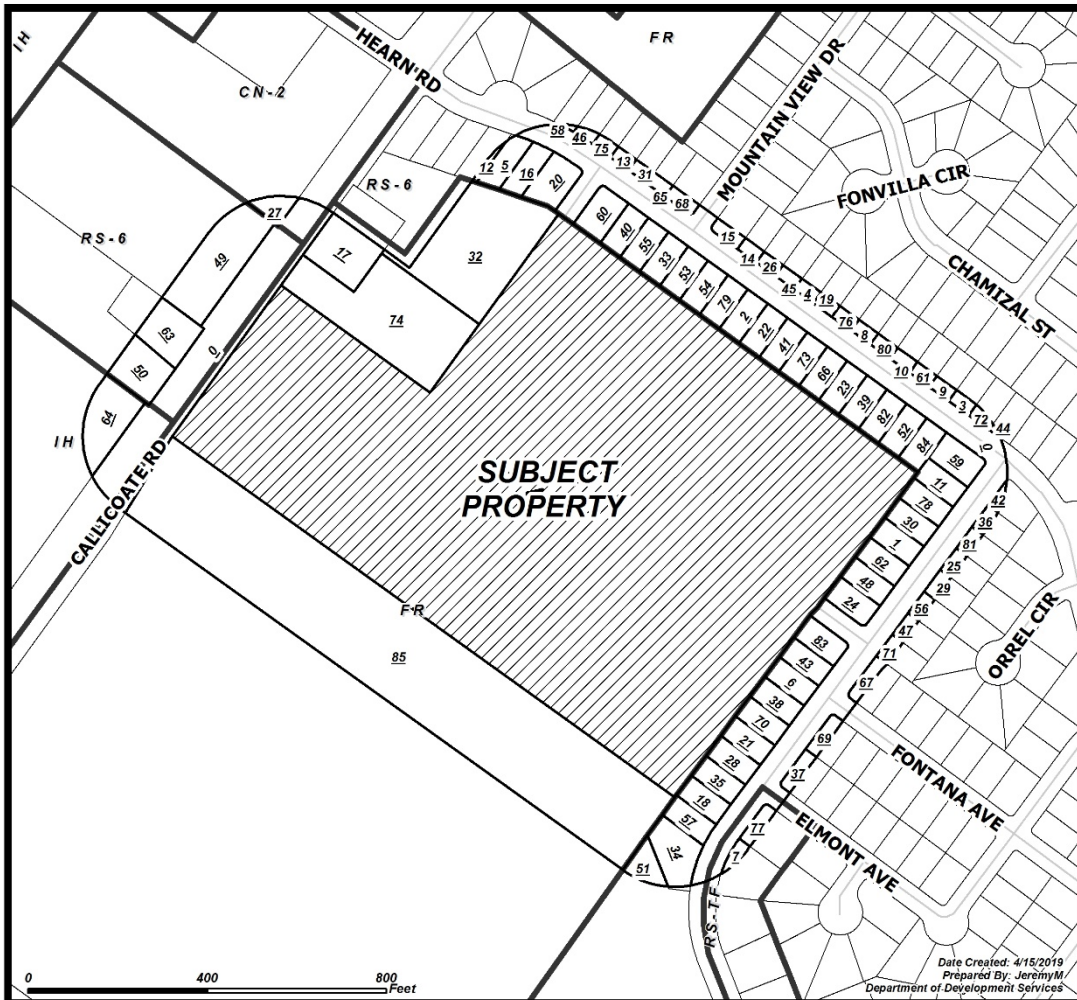
**Staff Recommendation:**

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 85 within 200-foot notification area 7 outside notification area
	<b><u>As of April 26, 2019:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 0.89% 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: 4/15/2019  
Prepared By: Jeremy M.  
Department of Development Services

### CASE: 0519-01 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	

Subject Property with 200' buffer  
 Owners within 200' listed on attached ownership table

Owners in favor  
 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 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. 0519-01**

Luxury Spec Homes has petitioned the City of Corpus Christi to consider a change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

3802 Callicoate Road and being 0.909 acre tract being 24.620 acre tract described in a deed recorded in Document No. 2015045970, Official Public Records Nueces County, Texas. Said 24.620 acre tract being out of a 39.93 acre tract described in a deed recorded in Volume 1017, Page 528, Deed Records Nueces County, Texas. Said 24.620 acre tract also being out of the Gregorio Farias Grant, Abstract No. 592, Nueces County, Texas, located on the east side of Callicoate Road, south of Leopard Street, and north of the City Limits.

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, May 1, 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: Jeff Cullen

Address: 12105 HEARN

City/State: Corpus Christi, TX

( ) IN FAVOR ☒ IN OPPOSITION

Phone: 361-960-3527

REASON:

Will LEAD TO TOO MUCH TRAFFIC  
ON THE STREETS! It TAKES 10+ minutes  
to get on Hearn from Banily

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1009  
Property Owner ID: 20

During dropoff and  
pickup from schools!!

Case No. 0519-01  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com