

STAFF REPORT

Case No. 1019-05

INFOR No. 19ZN1026

Planning Commission Hearing Date: October 2, 2019

Applicant & Legal Description	Owner: Southside Ventures III, L.P. Applicant: Urban Engineering - Victoria Location Address: 7564 Brooke Road Legal Description: Being a 5.824 acre tract of land situated in Lots 10, & 11, Section 26, Flour Bluff & Encinal Farm and Garden Tracts as recorded in Volume A, Page 41 of the Map Records, Nueces County, Texas, located along the west side of Oso Parkway, south of Mansions Drive, and west of Rodd Field Road.			
Zoning Request	From: "RS-TH" Townhouse District To: "RS-4.5" Single-Family 4.5 District Area: 5.824 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>	"RS-TH" Townhouse	Vacant	Medium Density Residential
	<i>North</i>	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5	Vacant	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 is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 041031 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 350 feet of street frontage along Oso Parkway which is designated as a "P1" Parkway Collector Street. According to the Urban Transportation Plan, "P1" Parkway 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
	Oso Parkway	"P1" Parkway Collector	80' ROW 40' paved	80' ROW 40' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-TH" Townhouse 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 5.824 acres in size. The owner is proposing for the construction of single-family homes.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-TH" Townhouse District, consists of a vacant lot, and has remained since annexation in 1995. To the north, south, east, and west are platted single-family lots zoned "RS-4.5" Single-Family 4.5 District (Cayo del Oso, Section 1 & 2, 2016).

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 ductile iron line located along Oso Parkway.

Wastewater: 10-inch PVC line located along Oso Parkway.

Gas: 2-inch Service Line located along Oso Parkway.

Storm Water: Road side drainage located along Oso Parkway.

Plan CC & Area Development Plan Consistency: 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 "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).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent commercial properties.
- The proposed single-family development is consistent with the surrounding proposed residential subdivisions developments along Oso Parkway.

Staff Recommendation:

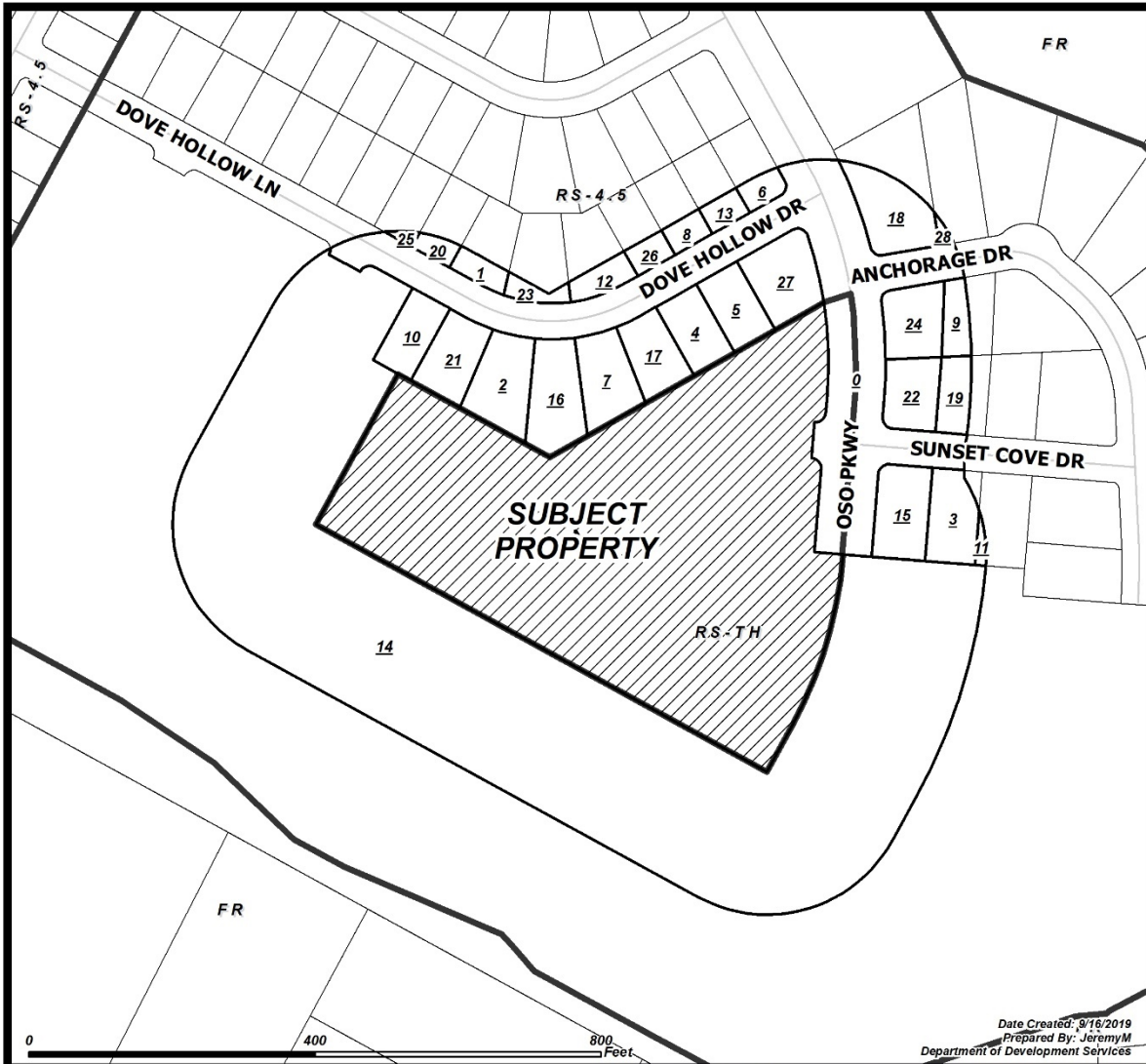
Approval of the change of zoning from the “RS-TH” Townhouse District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 28 within 200-foot notification area 5 outside notification area	
	<u>As of September 27, 2019:</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:

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

[https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2019/1019-05 Southside Ventures III, LP \(Cayo del Oso\)/PC Documents/PC Report_1019-05 Southside Ventures III, LP.docx](https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2019/1019-05 Southside Ventures III, LP (Cayo del Oso)/PC Documents/PC Report_1019-05 Southside Ventures III, LP.docx)



Date Created: 9/16/2019
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Department of Development Services

CASE: 1019-05 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 in favor

Owners within 200' listed on attached ownership table

Owners in opposition

LOCATION MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap