# **STAFF REPORT**

Case No. 1019-04 INFOR No. 19ZN1027

# Planning Commission Hearing Date: October 16, 2019

	Owner: Calallen Independent School District						
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Applicant & Legal Descriptior	Location Address: 5215 Avenue A						
pli Le čri	Applicant: Urban Engineering Location Address: 5215 Avenue A Legal Description: Being a 3.38 acre tract, being all of Lots 1-22, Block 21 and Lots 1-7, Block 22, Calallen, a map of which is recorded in Volume 1, Page 44, Map Records of Nueces County, Texas, located along the north side of Mountain Trail, west of Interstate 37, and east of Avenue B.						
Ap & Ses							
	From: "PS-6" Single-Family 6 District						
Zoning Request	<b>To</b> : "RM-1" Multifamily 1 District						
inc	Area: 3.38 acres						
Re	Purpose of Request: To allow for the potential construction of a multifamily						
	develop	development.					
		Existing Zoning District	Existing Land Use	Future Land Use			
σ	Site	"RS-6" Single-Family 6	Vacant	Government and Medium Density			
Existing Zoning and Land Uses	<u>One</u>			Residential			
	North	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential			
	South	"RS-6" Single-Family 6 and "RS-TF" Two-Family	Low Density Residential	Medium Density Residential			
	East	"CG-2" General Commercial	Low and Medium Density Residential	Medium and High Density Residential			
	West	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential			
	Area D	evelopment Plan: The subject	t property is located wit	hin the boundaries			
, Map & lations		Northwest Area Development					
Mag tior	medium density residential uses. The proposed rezoning is generally consistent						
P, P	with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.						
ADP Viol	Map No.: 065052						
	Zoning Violations: None						
Ę	Transp	ortation and Circulation: The	e subject property has	approximately 300			
atio	feet of street frontage along Mountain Trail which is designated as an "C1" Minor						
orte	Collector Street, approximately 500 feet of street frontage along Avenue A, and						
spc	approximately 330 feet of street frontage along Avenue B which are designated as "Local/Residential" Streets. According to the Urban Transportation Plan, "C1"						
Transportation	Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average D						
<u> </u>	Trips (A		,				

	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
Street R.O.W.	Mountain Trail	"C1" Minor Collector	60' ROW 40' paved	60' ROW 23' paved	N/A
	Avenue A	Local/Residential	50' ROW 28' paved	40' ROW 25' paved	N/A
	Avenue B	Local/Residential	50' ROW 28' paved	60' ROW 23' paved	N/A

### Staff Summary:

**Requested Zoning**: The applicant is requesting a rezoning from the "RS-6" Single-Family District to the "RM-1" Multifamily 1 District to allow for the potential construction of a multifamily development.

**Development Plan:** The subject property is 3.38 acres in size. The owner does not have any specific development plans at this time and is requesting a change of zoning for marketing purposes. The proposed target market would be for apartments.

**Existing Land Uses & Zoning**: The subject property is currently zoned "RS-6" Single-Family 6 District and consists of a vacant lot. The subject property was a former 18,000 square foot storage building and purchasing office for Calallen Independent School District (CISD). To the north are single-family residences zoned "RS-6" Single-Family 6 District and platted between 1977 and 1979 as the River Forest Annex Subdivision. To the south are single-family residences zoned "RS-6" Single-Family 6 District and "RS-TF" Two-Family District. The properties are platted as the Calallen Subdivision. To the east are commercial properties zoned "CG-2" General Commercial District, which consist of single-family residences and an apartment complex constructed in 1983. To the west are single-family residences zoned "RS-6" Single-Family 6 District and platted as the Calallen Subdivision.

**AICUZ:** The subject property is <u>not</u> located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is <u>not</u> platted.

#### **Utilities:**

Water: 8-inch ACP line located along Avenue A.
Wastewater: 8-inch VCP line located along Mountain Trail.
Gas: 2-inch Service Line located along Avenue A.
Storm Water: Road side ditches located surrounding the subject property.

**Plan CC & Area Development Plan Consistency**: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for government and 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. 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 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 the adjoining residential properties and does not have a negative impact upon the adjacent commercial properties. No further development has occurred on the subject property since the demolition of the former CISD facility in 2018. A future multifamily development is compatible with the existing apartment complex located to the east. Additionally, the subject property has direct access to Mountain Trail, a "C1" Minor Collector, to convey additional traffic. Mountain View also has direct access to Interstate 37 at the southeastern corner of the subject property.

#### Staff Recommendation:

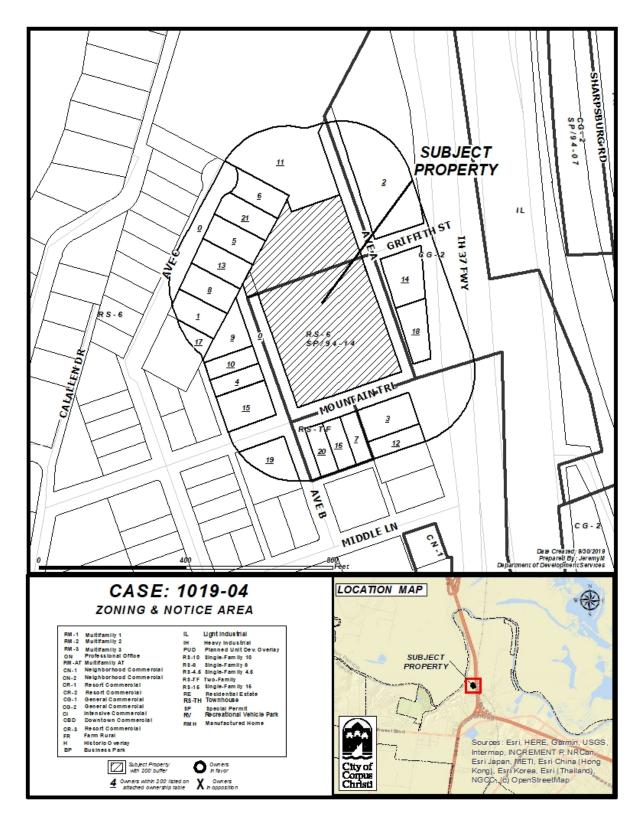
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

u	Number of Notices Mai	iled – 21 within 200-foot notification area 7 outside notification area
Notification	<u>As of October 11, 201</u> In Favor	1 <u>9</u> : – 0 inside notification area – 0 outside notification area
Public I	In Opposition	<ul> <li>– 1 inside notification area</li> <li>– 0 outside notification area</li> </ul>
	Totaling 3.03% of the la	and 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/DevelopmentSvcs/SHARED/ZONING CASES/2019/1019-04 Calallen ISD (6th Street)/PC Documents/PC Report\_1019-04 Calallen ISD.docx



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) 825-3240. Personas continuageddades,       taution is intendiod de assistin a statistic a statistic and statistic as the subical que demanded deservices. Annuerol (361) 825-3240.       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. Subicated desearchices and least annuero (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the       meeting. Subicated desearchices at loand ys undelse as limited, from de lamar a       department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the       meeting. Subicated desearchices at loand ys undelse as limited, from de lamar a       department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the       meeting. Subicated desearchices at loand ys       underprete services de desarchice at loand at       variable as limited. The Mark Multifamily 1 District, resulting in a       change to the Future Land Use Map. The property to be record is described as.         S215 Avenue A and described as being a 3.38 acre tract, being all of Lots 1-22, Block 21       and Lots 1-7, Block 22, Calallen, map of which is recorded in Volume 1, Page 44, Map       Records of Mucces County, Texa, located along the north side of Mountain Trail, west       of Interstate 37, and east of Avenue B.         The Planning Commission may recommend to Caty Council approval of aching of zoning, if inconsistent with the Citys       Coning commission may recommend to avound a change	Persons with disabilitie					
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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 application or appeal, either at home or office, or in person, by telephone call or by letter. Printed Name: <u>JAmes Norkes</u> Address: <u>13005 Mountain Trail</u> City/State: <u>Corpus Christi Tk</u> . () IN FAVOR XIN OPPOSITION Phone. REASON: There is one apartment complex in the neighborhood. The anound of cri drugs it has brought to our quite neighbor hood has been enormous. Binging another d only bring more. The end result would be home owners sciling and maving on wing in more low life. Qs a family member of the Calallen township with no a bread Great grountating this to our guite the owner of the calallen township with na is bread Great grountating this to our guite the owner of the Calallen township with na is bread Great grountating the start to our guite the owner of the Calallen township with na is bread Great grountating the start to our guite the owner of the Calallen township with na is bread Great grountating the start to our guite the owner of the Calallen township with na is bread Great grountating the start to our guite the owner to damys name Game from its nace to have wanted to bring the store owner the start the matter of the Inter in the house of my MAN WILLING MARGER and the Signatore	zoning classification Comprehensive Plar zoning. The Plannin formulate a recomm 16, 2019, during one Council Chambers, on this rezoning requ	and/or Special Pe n, will also have the g Commission will endation to the Cill of the Planning C 1201 Leopard Stre- uest. For more info	ermit. Approval of a e effect of amendin I conduct a public ty Council, The public commission's regula et. You are invited to primation, please cal	a change of zoning, g the Comprehensiv hearing for this rez lic hearing will be h r meetings, which b o attend this public I (361) 826-3240.	If inconsistent wi e Plan to reflect the oning request to eld on <u>Wednesda</u> egins at <u>5:30 p.m</u> hearing to express	th the City's ne approved discuss and ay, October ay, in the City s your views
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