

# STAFF REPORT

Case No. 1019-04  
INFOR No. 19ZN1027

**Planning Commission Hearing Date:** October 16, 2019

|  |   |   |                                    |   |
|--|---|---|------------------------------------|---|
| <b>Applicant &amp; Legal Description</b> | <b>Owner:</b> Calallen Independent School District<br><b>Applicant:</b> Urban Engineering<br><b>Location Address:</b> 5215 Avenue A<br><b>Legal Description:</b> 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.   |   |                                    |   |
| <b>Zoning Request</b>                    | <b>From:</b> "RS-6" Single-Family 6 District<br><b>To:</b> "RM-1" Multifamily 1 District<br><b>Area:</b> 3.38 acres<br><b>Purpose of Request:</b> To allow for the potential construction of a multifamily development.   |   |                                    |   |
| <b>Existing Zoning and Land Uses</b>     |   | <b>Existing Zoning District</b>               | <b>Existing Land Use</b>           | <b>Future Land Use</b>                    |
|  | <i>Site</i>   | "RS-6" Single-Family 6                        | Vacant                             | Government and Medium Density Residential |
|  | <i>North</i>  | "RS-6" Single-Family 6                        | Low Density Residential            | Medium Density Residential                |
|  | <i>South</i>  | "RS-6" Single-Family 6 and "RS-TF" Two-Family | Low Density Residential            | Medium Density Residential                |
|  | <i>East</i>   | "CG-2" General Commercial                     | Low and Medium Density Residential | Medium and High Density Residential       |
|  | <i>West</i>   | "RS-6" Single-Family 6                        | Low Density Residential            | Medium Density Residential                |
| <b>ADP, Map &amp; Violations</b>         | <b>Area Development Plan:</b> 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 is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.<br><b>Map No.:</b> 065052<br><b>Zoning Violations:</b> None   |   |                                    |   |
| <b>Transportation</b>                    | <b>Transportation and Circulation:</b> The subject property has approximately 300 feet of street frontage along Mountain Trail which is designated as an "C1" Minor Collector Street, approximately 500 feet of street frontage along Avenue A, and approximately 330 feet of street frontage along Avenue B which are designated as "Local/Residential" Streets. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT). |   |                                    |   |

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

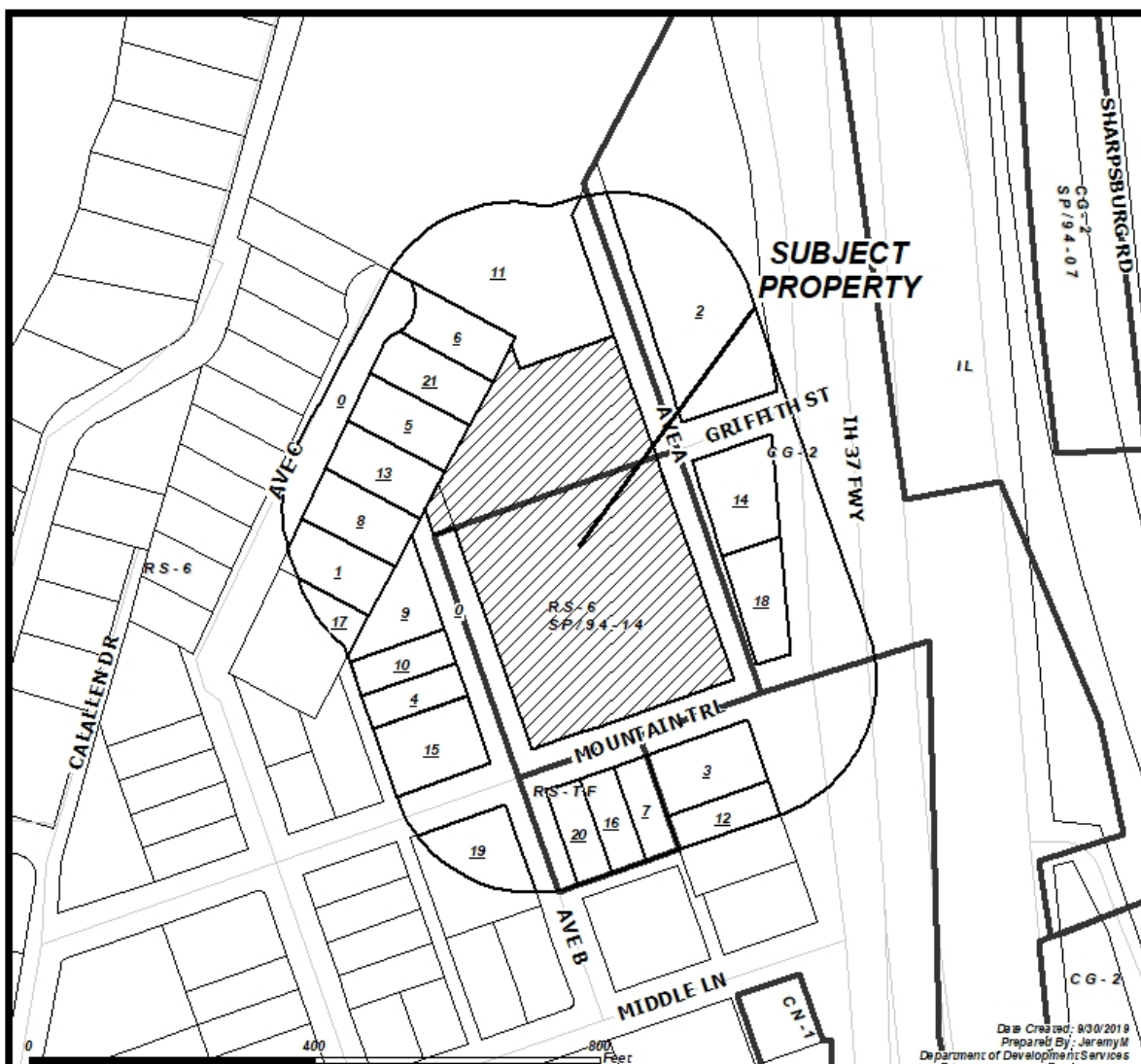
**Staff Recommendation:**

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

|                            |  |
|----------------------------|--|
| <b>Public Notification</b> | Number of Notices Mailed – 21 within 200-foot notification area<br>7 outside notification area |
|                            | <b><u>As of October 11, 2019:</u></b>  |
|                            | In Favor – 0 inside notification area<br>– 0 outside notification area                         |
|                            | In Opposition – 1 inside notification area<br>– 0 outside notification area                    |
|                            | Totaling 3.03% of the land within the 200-foot notification area in opposition.                |

**Attachments:**

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



### CASE: 1019-04 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           |
| CN-1  | Neighborhood Commercial | RS-4.6 | Single-Family 4.6         |
| 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    | R/V    | Recreational Vehicle Park |
| CBD   | Downtown Commercial     | RMH    | Manufactured Home         |
| CR-3  | Resort Commercial       |        |                           |
| FR    | Farm Rural              |        |                           |
| H     | Historic Overlay        |        |                           |
| BP    | Business Park           |        |                           |

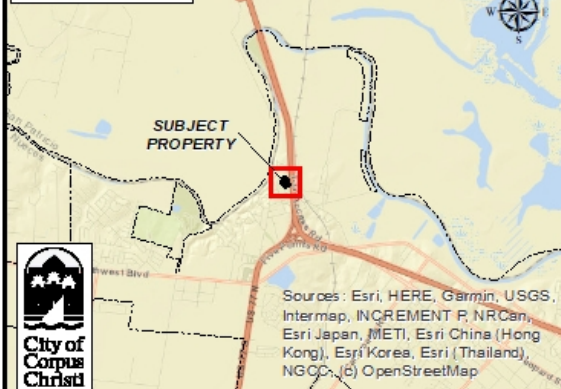
Subject Property with 200' buffer

Owners in favor

Owners with 200' listed on attached ownership table

Owners in opposition

### LOCATION MAP





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. 1019-04**

Calallen Independent School District has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**5215 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, 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.**

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 16, 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: James Noakes  
Address: 13005 Mountain Trail City/State: Corpus Christi, Tx.  
( ) IN FAVOR X IN OPPOSITION strongly Phone:                     

REASON: There is one apartment complex in the neighborhood. The amount of crime and drugs it has brought to our quite neighborhood has been enormous. Bringing another would only bring more. The end result would be home owners selling and moving only to bring in more low life. As a family member of the Calallen township with my Great Great Greatgrandfather being Calvin Allen where today's name came from its a disgrace to have wanted to bring this to our community. I am also proud to have and live in the house of my grandma Willma Magee and the elementary named after her Willma Magee Elementary.

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1027  
Property Owner ID: 3

Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

My Answer is Hell No!!!!