

# PLANNING COMMISSION FINAL REPORT

Case No. 0320-03

INFOR No. 20ZN1008

**Planning Commission Hearing Date:** April 1, 2020

|  |  |                                 |                          |                         |
|--|--|---------------------------------|--------------------------|-------------------------|
| <b>Applicant &amp; Legal Description</b> | <b>Owner:</b> Mostaghasi Investment Trust<br><b>Applicant:</b> Urban Engineering<br><b>Location Address:</b> 14206 Leos Court<br><b>Legal Description:</b> Lots 27 through 38, Block 1, River Ridge Unit 3, located along Leos Court, west of County Road 69, and south of Northwest Boulevard (FM 624)  |                                 |                          |                         |
| <b>Zoning Request</b>                    | <b>From:</b> "CN-1" Neighborhood Commercial District<br><b>To:</b> "RS-6" Single-Family 6 District<br><b>Area:</b> 3.165 acres<br><b>Purpose of Request:</b> To allow for the construction of single-family homes.   |                                 |                          |                         |
| <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>  | "CN-1" Neighborhood Commercial  | Vacant                   | Mixed Use               |
|  | <i>North</i>   | "CG-2" General Commercial       | Professional Office      | Mixed Use               |
|  | <i>South</i>   | "RS-6" Single-Family 6          | Low Density Residential  | Mixed Use               |
|  | <i>East</i>  | "RS-10" Single-Family 10        | Low Density Residential  | Low Density Residential |
|  | <i>West</i>  | "CG-2" General Commercial       | Commercial               | Mixed Use               |
| <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 mixed uses. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC).<br><b>Map No.:</b> 067050<br><b>City Council District:</b> 1<br><b>Zoning Violations:</b> None   |                                 |                          |                         |
| <b>Transportation</b>                    | <b>Transportation and Circulation:</b> The subject property has approximately 400 feet of street frontage along Leos Court which is designated as a "Local / Residential" Street and has approximately 200 feet of street frontage along County Road 69 which is designated as a "A1" Minor Arterial Street. According to the Urban Transportation Plan, "A1" Minor Arterial Streets can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT). |                                 |                          |                         |

| Street R.O.W. | Street         | Urban Transportation Plan Type | Proposed Section     | Existing Section     | Traffic Volume |
|---------------|----------------|--------------------------------|----------------------|----------------------|----------------|
|               | Leos Court     | "Local/Residential"            | 50' ROW<br>28' paved | 60' ROW<br>35' paved | N/A            |
|               | County Road 69 | "A1" Minor Arterial            | 95' ROW<br>64' paved | 70' ROW<br>30' paved | N/A            |

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District to allow for a single-family residential subdivision.

**Development Plan:** The subject property is 3.165 acres in size. The subject property was initially rezoned from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District in 2009. No development has occurred on the subject property. The applicant would like to rezone the subject property back to the "RS-6" Single-Family 6 District to allow 12 single-family homes.

**Existing Land Uses & Zoning:** The subject property is currently zoned "CN-1" Neighborhood Commercial District, consists of vacant land, and has remained undeveloped since annexation in 1995. To the north is a dialysis clinic zoned "CG-2" General Commercial District. To the south and east are single-family residential subdivisions zoned "RS-6" Single-Family 6 District and "RS-10" Single-Family 10 District respectively. To the west is a mini-storage business zoned "CG-2" General Commercial 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 platted.

**Utilities:**

**Water:** 6-inch PVC line located along Leos Court.

**Wastewater:** 10-inch PVC line located along Leos Court.

**Gas:** No service available.

**Storm Water:** Roadside ditches located along County Road 69.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for mixed uses. The proposed rezoning to the "RS-6" Single-Family 6 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 properties, and does not have a negative impact upon the adjacent properties.
- The subject property was initially rezoned from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District in 2009.
- The applicant would like to rezone the subject property back to the “RS-6” Single-Family 6 District to allow 12 single-family homes.

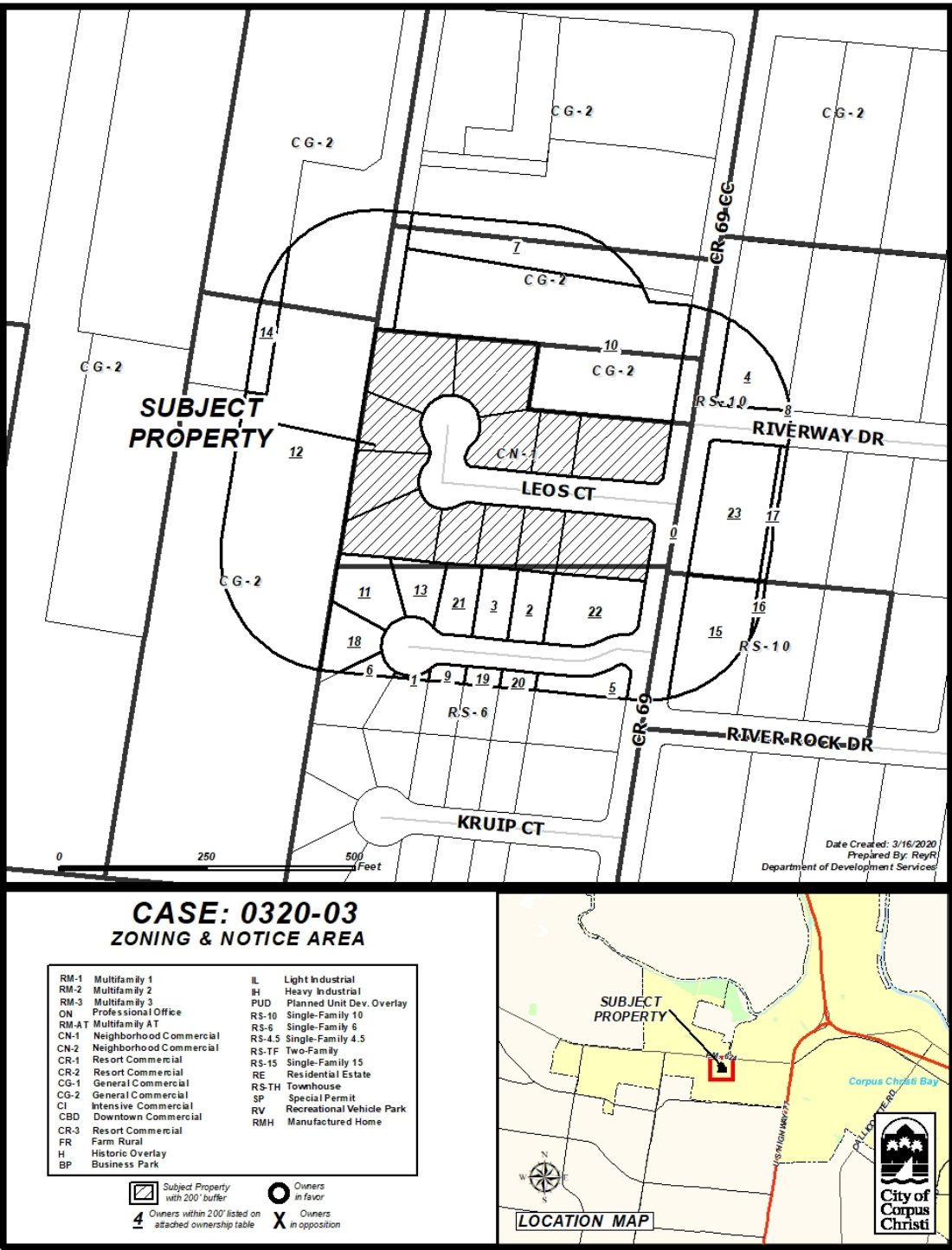
**Planning Commission and Staff Recommendation (April 1, 2020):**

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District.

|                            |  |   |
|----------------------------|--|---|
| <b>Public Notification</b> | Number of Notices Mailed – 23 within 200-foot notification area<br>7 outside notification area |   |
|                            | <b><u>As of March 27, 2020:</u></b>  |   |
|                            | In Favor   | – 1 inside notification area<br>– 0 outside notification area |
|                            | In Opposition  | – 0 inside notification area<br>– 0 outside notification area |
|                            | Totalling 0.00% of the land within the 200-foot notification area in opposition.               |   |

**Attachments:**

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



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. 0320-03**

**Mostaghasi Investment Trust** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CN-1" Neighborhood Commercial District** to the **"RS-6" Single-Family 6 District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**14206 Leos Court and described as Lots 27 through 38, Block 1, River Ridge Unit 3, located along Leos Court, west of County Road 69, and south of Northwest Boulevard (FM 624).**

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, April 1, 2020**, 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. **PUBLIC COMMENT:** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/or Commission. Public comment/ input shall be provided, in writing, in the form of an e-mail limited to one page or by using the PUBLIC COMMENT / INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e-mail address: CatherineG@cctexas.com or by submitting the form or a written statement limited to one page, in person to the staff member designated to receive it no later than 30 minutes prior to the start of the scheduled meeting. The designated staff member receiving public comment is Catherine Garza. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov't Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law.


**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: Robert Lane

Address: 14217 Bowman CT City/State: Robstown, TX

☒ IN FAVOR ( ) IN OPPOSITION  
REASON: \_\_\_\_\_ Phone: 361.227.2370

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1008  
Property Owner ID: 9

Case No. 0320-03  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com