

PLANNING COMMISSION FINAL REPORT

Case No. 0320-02

INFOR No. 20ZN1007

Planning Commission Hearing Date: March 18, 2020

Applicant & Legal Description	<p>Owner: Juan Romero Applicant: Juan Romero Location Address: 7614 Slough Road Legal Description: Being 0.397 acre Tract 1 out of a 2.79 acre tract described in Cause No. 2015-PR-00746-3, Probate of the Estate of Marvin Doyle Slouch, deceased, in the County Court at Law of Nueces County, Texas. Said 0.397 acre Tract I also being out of the southwest 3.00 acres out of Lot 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts and 0.130 acre Tract II out of a 2.79 acre tract described in Cause No. 2015-PR-00746-3, Probate of the Estate of Marvin Doyle Slouch, deceased, in the County Court at Law of Nueces County, Texas. Said 0.130 acre Tract II also being out of the southwest 3.00 acres out of Lot 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Slough Road, east of Rodd Field Road, and west of Amethyst Drive.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-6" Single-Family 6 District Area: 0.527 acres Purpose of Request: To allow for an existing single-family home to access public utilities.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Medium Density Residential
	<i>East</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>West</i>	"FR" Farm Rural	Vacant	Medium Density Residential
ADP, Map & Violations	<p>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 to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 041030 City Council District: 5 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 90 feet of street frontage along Slough Road which is designated as a “C1” Minor Collector Street. According to the Urban Transportation Plan, “C1” Minor 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
	Slough Road	“C1” Minor Collector	60’ ROW 40’ paved	60’ ROW 30’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District to allow for an existing single-family home to access public utilities.

Development Plan: The subject property is 0.527 acres in size. The applicant has an existing home on an adjacent property. In order to access public utilities, the applicant must replat and rezone the property. The purpose of the rezoning is to reduce the minimum lot size from the five acre requirement of the “FR” Farm Rural District to the 6,000 square foot requirement of the “RS-6” Single-Family 6 District. The rezoning will bring the property into conformity with surrounding properties and eligibility to connect to public utilities.

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 1995. To the north and south are single-family residential subdivisions zoned “RS-6” Single-Family 6 District and “RS-4.5” Single-Family 4.5 District respectively. To the east and west are remaining large tract single-family residences zoned “FR” Farm Rural 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: 12-inch C900 line located along Slough Road.

Wastewater: 18-inch PVC line located along Slough Road.

Gas: 4-inch Service Line located along Slough Road.

Storm Water: Roadside ditches located along Slough Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside 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 existing home was constructed in 1980 on an unplatted property that was not annexed into the City until 1995. This year, the applicant was successful in acquiring adjacent portions of unplatted property to gain access to Slough Road and public utilities.
- The applicant plans to connect the existing single-family home to public utilities. In order to obtain a tap to access public utilities, the property must be platted. However, as the property is currently 0.527 acres in size and zoned “FR” Farm Rural District, it does not meet the minimum lot size of 5 acres. This deficiency necessitates the rezoning to a lower lot size requirement and to remain consistent with the existing home that is zoned “RS-6” Single-Family 6 District.

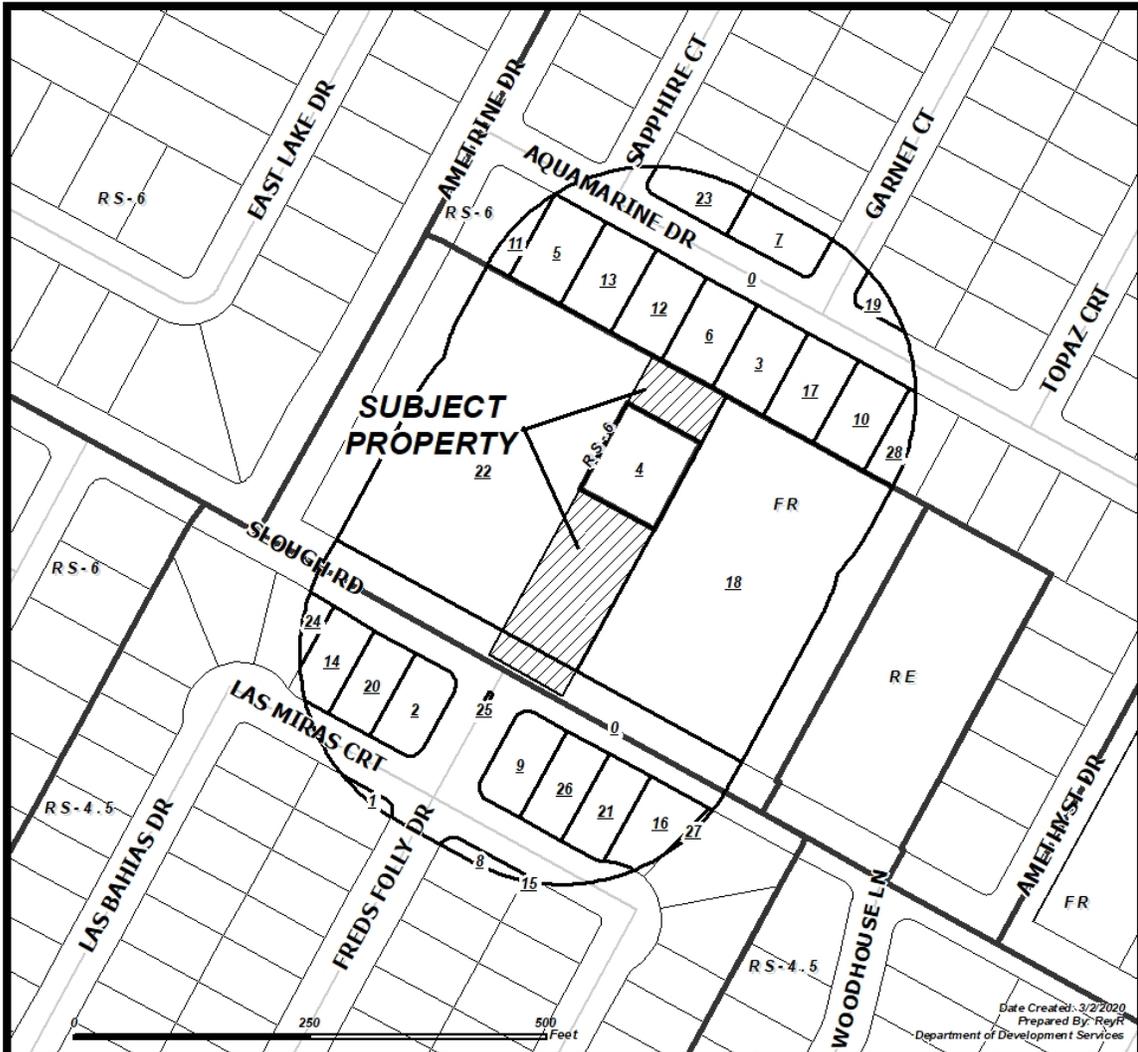
Planning Commission and Staff Recommendation (March 18, 2020):

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District.

Public Notification	Number of Notices Mailed – 28 within 200-foot notification area 5 outside notification area
	<u>As of March 13, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
Totalling 1.81% of the land within the 200-foot notification area in opposition.	

Attachments:

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



**CASE: 0320-02
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-1F 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 in opposition
 Owners within 200' listed on attached ownership table



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 solicita 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. 0320-02**

Juan Romero has petitioned the City of Corpus Christi to consider a change of zoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

7614 Slough Road and described as being 0.397 acre Tract 1 out of a 2.79 acre tract described in Cause No. 2015-PR-00746-3, Probate of the Estate of Marvin Doyle Slouch, deceased, in the County Court at Law of Nueces County, Texas. Said 0.397 acre Tract I also being out of the southwest 3.00 acres out of Lot 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Slough Road, east of Rodd Field Road, and west of Amethyst Drive.

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, March 18, 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.

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: ANTHONY BRAXTON
Address: 7603 AQUAMARINE DR City/State: CORPUS CHRISTI, TX
() IN FAVOR (X) IN OPPOSITION Phone: 361-244-2054

REASON: THE AREA IS TOO CONGESTED ALREADY AND FROM MY UNDERSTANDING IT IS GOING TO BE APARTMENTS ADDED AND I DON'T WANT 2 STORY BUILDINGS LOOKING INTO MY BACKYARD.
Anthony Braxton

Signature _____
Case No. 0320-02
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN1007
Property Owner ID: 5