

PLANNING COMMISSION FINAL REPORT

Case No. 0420-01

INFOR No. 20ZN1009

Planning Commission Hearing Date: April 15, 2020

Applicant & Legal Description	Owner: Mostaghasi Enterprises, Inc. Applicant: Urban Engineering Location Address: 8102 Yorktown Boulevard Legal Description: Being 26.62 acre tract, being out of Lots 2, 4, and 5, and 3.67 acres out of Lot 5, Section 34, Flour Bluff Encinal Farm and Garden Tracts, located along the north side of Yorktown Boulevard, east of Starry Road, and west of Roscher Road			
Zoning Request	From: "FR" Farm Rural District To: "RS-6" Single-Family 6 District and "CG-2" General Commercial District Area: 30.28 acres Purpose of Request: To allow for the construction of single-family homes and commercial properties.			
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>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>South</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>East</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5 and "CG-2" General Commercial	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 to the "RS-6" Single-Family 6 District and "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). An amendment to the Future Land Use Map will be warranted for the commercial portion of the proposed rezoning. Map No.: 040029 City Council District: 5 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 400 feet of street frontage along Yorktown Boulevard which is designated as a “A3” Primary Arterial Street. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity between 30,000 and 48,000 Average Daily Trips (ADT). Bisecting the subject property is a planned extension of Oso Parkway.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	“A3” Primary Arterial	130’ ROW 79’ paved	166’ ROW 90’ 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 and “CG-2” General Commercial District to allow for the construction of a single-family residential subdivision and commercial development.

Development Plan: The subject property is 30.28 acres in size. The applicant has not submitted any specific plans concerning the development.

Existing Land Uses & Zoning: The subject property is currently zoned “FR” Farm Rural District, consists of vacant property, and has remained since annexation in 1995. To the north, south, and east are vacant properties zoned “FR” Farm Rural District. To the west are vacant properties zoned “RS-4.5” Single-Family 4.5 District and “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 not platted.

Utilities:

Water: 12-inch C900 line located along Yorktown Boulevard.

Wastewater: 12-inch PVC FM line located along Yorktown Boulevard.

Gas: 8-inch Service Line located along Yorktown Boulevard.

Storm Water: Roadside ditches located along Yorktown Boulevard.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the “RS-6” Single-Family 6 District and “CG-2” General Commercial 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).
- Encourage convenient access from medium-density residential development to arterial roads. (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.
- Adjacent properties to the west were rezoned in 2014 to the “RS-6” Single-Family 6 District and “CG-2” General Commercial District.
- The property is not located at an intersection. However, the subject property is located on a major arterial road and is an equal distance between major arterial roads such as South Staples Street, Cimarron Boulevard, and Rodd Field Road

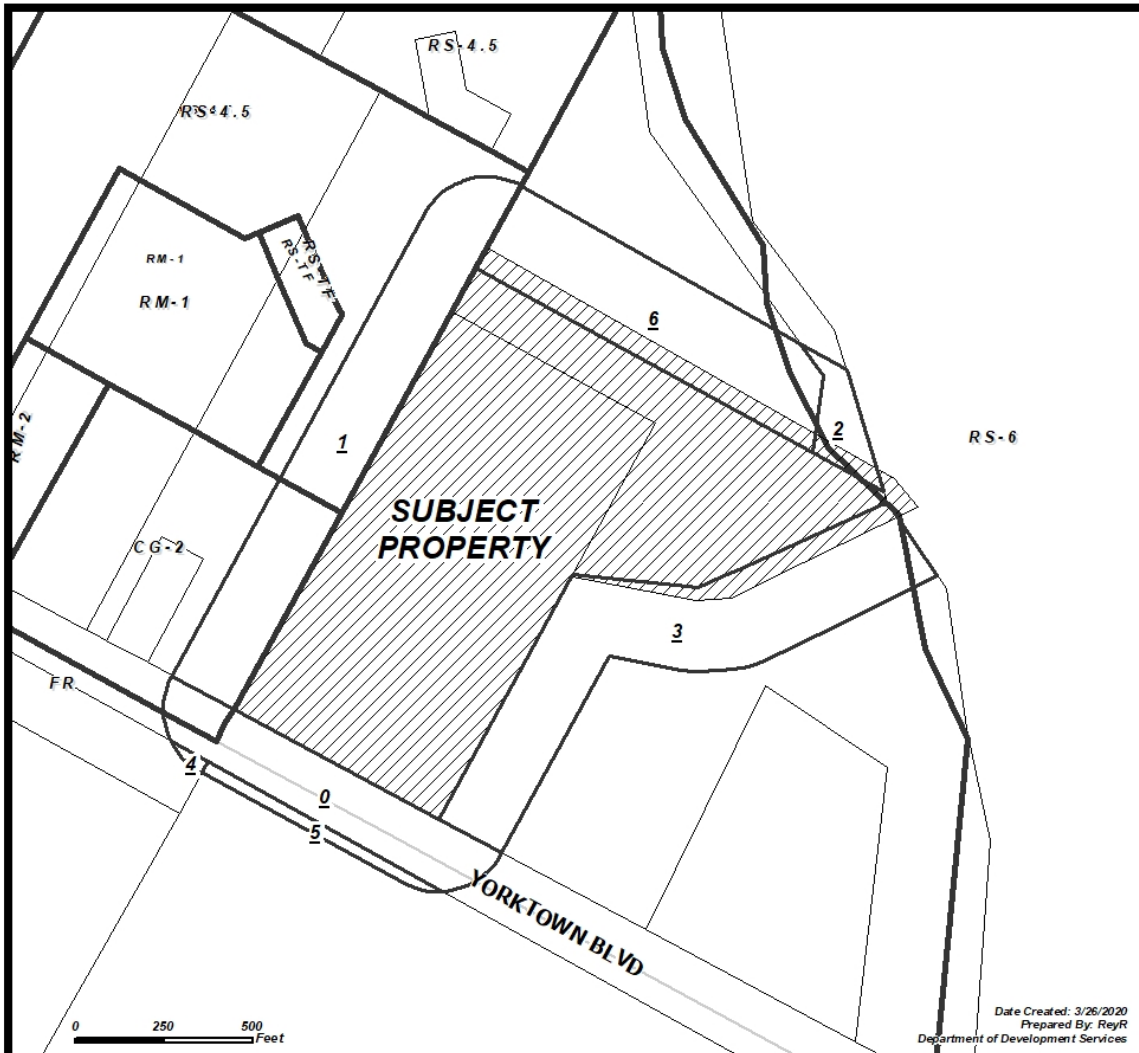
Planning Commission and Staff Recommendation (April 15, 2020):

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District and “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 6 within 200-foot notification area 5 outside notification area	
	<u>As of April 10, 2020:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 1 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

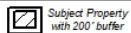
Attachments:

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



CASE: 0420-01 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

4 Owners within 200' listed on
attached ownership table

X Owners
in opposition



PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

Enter either "City Council" or the name of the City Board: Planning Commission

DATE OF MEETING (mm/dd/yy): 04/15/20

NAME: Wayne Bontempo

ADDRESS: 2166 Rufus Street

CITY: Corpus Christi STATE: TX ZIP: 78418

TOPIC: Case No. 0420-01 Rezoning

AGENDA ITEM NUMBER (if applicable): 20-0489

Case No. 0420-01

Potential Rezoning of property near 8102 Yorktown Boulevard.

I would like to express my concern with the rezoning from FR to RS-6 and CG-2 at 8102 Yorktown Boulevard.

The rezoning to residential is fine. However, the local area cannot withstand the density of housing that is currently being built. My recommendation is to rezone to RS-10 or RE. The market can more than handle the housing on larger lots.

I am absolutely opposed to the CG-2 rezoning. The inventory of commercial store fronts on Yorktown Boulevard is more than the market can handle. With roughly a 50% occupancy rate, no additional commercial property is needed. The last thing the area needs is another run-down vacant property. Additionally, CG-2 allows for high density multifamily dwellings, warehouses, and vehicle sales. These are all potential development sites which would not fit the community. There needs to be a focused plan to keep the Commercial and Residential zones separated.

With the limited undeveloped Oso Bay property, every effort must be made to manage and preserve the beauty.

Thank You