

# PLANNING COMMISSION FINAL REPORT

Case No. 0920-02

INFOR No. 20ZN1022

Planning Commission Hearing Date: September 30, 2020

Applicant & Legal Description	<p><b>Owner:</b> GMG Partners, LP.  <b>Applicant:</b> AmeriCasa – Corpus Christi, LLC.  <b>Location Address:</b> 614, 702, 718 south Navigation Boulevard  <b>Legal Description:</b> Being a tract of land compiled from two tracts of land, a 19.497 acre tract, described in Doc#2014004931, official public records of Nueces County, Texas and a 19.632 Acre Tract, described in Doc#2014004928, official public records of Nueces County, Texas, Both tracts of land are out of Lot 1, Block 10, J.C. Russell Farm Blocks, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, located along the east side of south Navigation Boulevard, north of Bear Lane, west of Old Brownsville Road and south of Santa Elena Street.</p>			
Zoning Request	<p><b>From:</b> “IL/SP” Light Industrial District with a Special Permit  <b>To:</b> “RS-4.5/PUD” Single-Family District and a Planned Unit Development Overlay  <b>Area:</b> 39.129 acres  <b>Purpose of Request:</b> To allow for a master planned Single-Family Residential Community to be developed in a two-phase development consisting of 277 single-family residential units, a community center and recreational area, five parks, and multiple open areas.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	“IL” Light Industrial	Vacant	Medium Density Residential
	<i>North</i>	“IL” Light Industrial	Light Industrial	Medium Density Residential
	<i>South</i>	“IL” Light Industrial	Vacant	Medium Density Residential
	<i>East</i>	“RS-6” Single-Family 6	Vacant	Medium Density Residential
	<i>West</i>	“RS-6” Single-Family 6	Vacant	Medium Density Residential
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the “RS-4.5/PUD” Single-Family 4.5 District and a Planned Unit Development Overlay is consistent with the adopted Future Land Use Map.  <b>Map No.:</b> 050042  <b>City Council District:</b> 3  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 1,100 feet of street frontage along south Navigation Boulevard which is designated as a “A1” Minor Arterial. According to the Urban Transportation Plan, “A1” Minor Arterial can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>South Navigation Boulevard</b>	“A1” Minor Arterial	95’ ROW 64’ paved	76’ ROW 35’ paved	3,467 ADT (2012)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “IL” Light Industrial District to the “RS-4.5/PUD” Single-Family District and a Planned Unit Development Overlay to allow for a master planned Single-Family Residential Community to be developed in a two-phase development consisting of 277 single-family residential units, a community center and recreational area, five parks, and multiple open areas.

**Development Plan:** The subject property is 39.129 acres in size. The proposed use is a development consisting of 277 single-family residential units, a community center and recreational area, five community parks, and multiple open areas. The La Villa Hermosa Planned Unit Development (PUD) is a Master Planned Community that is located on South Navigation Boulevard between Agnes Street and Old Brownsville Road. The master planned community will consist of a community center, recreational area, and parks for the residents of custom manufactured homes. The community will be managed by on-site management. The residents will own a custom home allowing opportunities for the future. The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RMH” Manufactured Home District, the “RS-4.5” Single-Family 4.5 District, and notes all necessary deviations from the UDC being requested by the applicant.

<b>Minimum Dimensions</b>	<b>“RMH” District Standards</b>	<b>“RS-4.5” District Standards</b>	<b>Proposed PUD</b>	<b>Deviation</b>
Maximum Density (Units / Gross Acre)	8	-	7.08	<b>Yes</b>
Minimum Site Area (Acre)	8	-	8	No
Minimum Site Width	300 ft.	-	-	No
Minimum Lot Area	4,500 sf.	4,500 sf.	Residential = 3,200 sf. Other = 0	<b>Yes</b>
Minimum Lot Width	-	45 ft.	Residential = 40 ft. Other = 0	<b>Yes</b>
Minimum Street Yard	20 ft.	20 ft.	20 ft.	No

Minimum Street Yard (Corner) Back -to-Back	20 ft.	10 ft.	10 ft.	No
Minimum Street Yard (Corner) Back -to-Face	20 ft.	20 ft.	10 ft.	<b>Yes</b>
Minimum Side Yard Single	6 ft.	5 ft.	2 ft.	<b>Yes</b>
Minimum Side Yard Total	20 ft.	10 ft.	10 ft.	No
Minimum Rear Yard	10 ft.	5 ft.	5 ft.	No
Minimum Open Space	-	30%	30%	No
Maximum Height	35 ft.	35 ft.	35 ft.	No
Paved Street Width	28 ft.	28 ft.	20 ft. Edge to Edge	<b>Yes</b>
R.O.W. Width	50 ft.	50 ft.	26 ft.	<b>Yes</b>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	-	<b>Yes</b>
Parking Requirement	2 spaces per unit	2 spaces per unit	3 spaces per unit	<b>Yes</b>
Sidewalks	4 ft. on both sides	4 ft. on both sides	5 ft. on one side	<b>Yes</b>
Buffer Yard	Type D (20-feet and 20-points)	Type D (20-feet and 20-points)	20-feet and a 7-foot wooden screening fence	<b>Yes</b>

**Existing Land Uses & Zoning:** The subject property is currently zoned “IL” Light Industrial District and consists of vacant property and was annexed in 1954. The subject property is the site of a former burrow pit for the excavation of sand and other materials. The excavation use was granted by Special Permit in 2015. One of the conditions of the Special Permit is the site must be restored to its original condition prior to the excavation use. The City has monitored through multiple excavation permits that the operation follows all TCEQ guidelines. The restoration of the site is going through a similar process, including soil samples and engineering, to ensure it is safe for a single-family subdivision. To the north is a vacant property zoned “IL” Light Industrial District. To the south are vacant properties zoned “IL” Light Industrial District. Further to the south is an apartment complex (Navigation Point Apartments) and a single family subdivision Village on the Green). To the west across south Navigation boulevard is a vacant property zoned “RS-6” Single-Family 6. To the west are vacant properties zoned “RS-6” Single-Family 6.

**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. However, the property will be replatted as part of the Planned Unit Development (PUD) rezoning process.

**Utilities:**

**Water:** 12-inch PVC line located along south Navigation Boulevard.

**Wastewater:** 24-inch CIPP line located along the rear property line.

**Gas:** 6-inch service line located along south Navigation Boulevard.

**Storm Water:** 42-inch line along the north and south side of the property line.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the “RS-4.5/PUD” Single-Family 4.5 District and Planned Unit Development Overlay is consistent with the adopted Westside ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan (Plan CC):

- 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) and the Westside Area Development Plan. The proposed rezoning is also compatible with the future land use and does not have a negative impact upon the adjacent properties.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes and right-of-way width, while still observing maximum building heights, and open space requirements.
- The property is designated as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre. The proposed PUD is set as approximately 7.08 units per acre and is therefore in compliance with the future land use designation.
- The average lot size is approximately:
  - Lot Type A: 3,998 square feet
  - Lot Type B: 3,200 square feet
  - Lot Type C: 3,676 square feet
- The typical street standard for a local/residential street is a 50 foot wide right-of-way with a 28 foot wide paved street surface. The applicant is requesting a reduced right-of-way width of 26 feet with a 20 foot wide paved street surface.
- The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable.

**Planning Commission and Staff Recommendation (September 30, 2020):**

Approval of the change of zoning from the “IL/SP” Light Industrial District with a Special Permit to the “RS-4.5/PUD” Single-Family 4.5 District and Planned Unit Development Overlay with the following conditions:

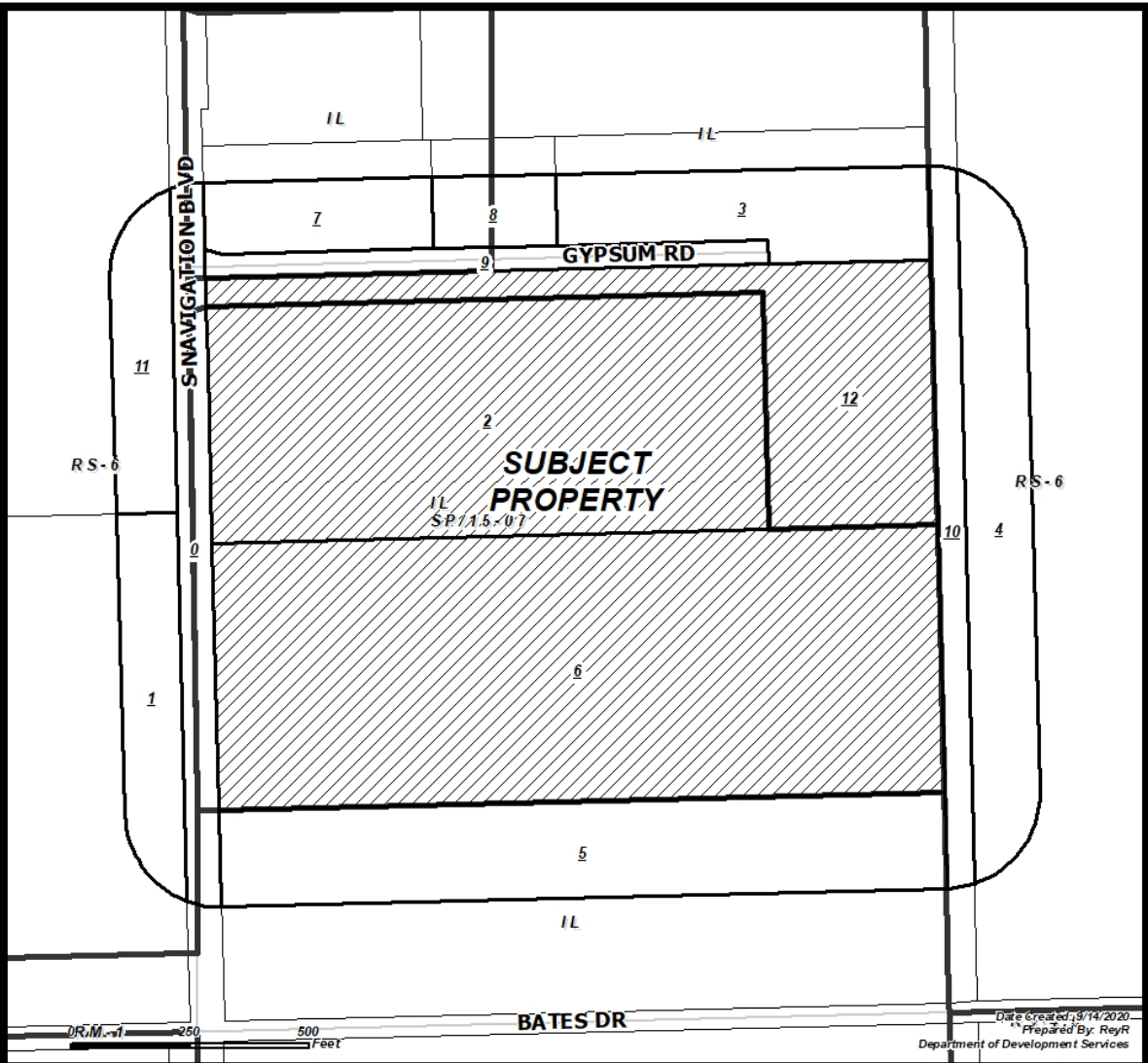
1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The La Villa Hermosa Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 277 single-family lots, 27 open areas, 5 parks, and 1 community center. On-site management will be present at the development at all times and enforce all parking and maintenance requirements.

2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 7.08 dwelling units per acre.
3. **Parking:** The property must have a minimum of 3 parking spaces (9 feet wide by 18 feet long) per dwelling unit. Parking standards for community center and recreation lot uses are set a 2.4 parking space for every 1000 square feet of gross floor area. Parking is prohibited within the private street and pedestrian walkways.
4. **Setbacks and Lot Width:** Minimum front yard setbacks for all lots shall be ten feet and on a corner ten feet.
5. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
6. **Private Street Access:** The 2-way private access drive shall not be less than 20 feet and the 1 foot ribbon curb shall be striped or marked to indicate "Fire Lane/No Parking."
7. **Pedestrian Access:** Sidewalks shall be 5 feet wide on one side of the private street and shall be constructed and maintained as identified on the master site plan.
8. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
9. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

<b>Public Notification</b>	Number of Notices Mailed – 11 within 200-foot notification area 5 outside notification area	
	<b><u>As of September 25, 2020:</u></b>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 6 inside notification area – 0 outside notification area
	Totaling 28.08% of the land within the 200-foot notification area in opposition. (3/4 Vote Required)	

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)
- C. Planned Unit Development (PUD) Guidelines and Master Site Plan



**CASE: 0920-02**  
**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-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  
 Owners in opposition  
4 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 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. 0920-02**

**GMG Partners, LP**, has petitioned the City of Corpus Christi to consider a change of zoning from the **"IL" Light Industrial District** to the **"RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development, resulting in no change to the Future Land Use Map**. The property to be rezoned is described as:

**702 South Navigation Boulevard and described as being a 39.129 acre tract situated in Nueces County, Texas, a portion of Lot 1, Block 10, J.C. Russell Farm Blocks, as shown by map or plat thereof recorded in Volume 28, Pages 58-59, of the Map Records of Nueces County, Texas, located along the east side of south Navigation Boulevard, north of Bear Lane, west of Old Brownsville Road and south of Santa Elena Street.**

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 **Wednesday, September 30, 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. **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](mailto:CatherineG@cctexas.com) and/or [AndrewD2@cctexas.com](mailto:AndrewD2@cctexas.com). 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: COASTAL WELDING MANAGEMENT, INC.

Address: 2155 IH-10 EAST

City/State: BEAUMONT, TX

( ) IN FAVOR (X) IN OPPOSITION  
REASON:

Phone: 409-981-7700

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1022  
Property Owner ID: 7

Case No. 0920-02  
Project Manager: Andrew Dimas  
Email: [AndrewD2@cctexas.com](mailto:AndrewD2@cctexas.com)



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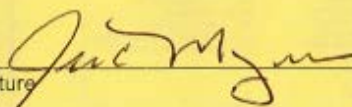
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Phone: 409-981-7700

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Property Owner ID: 9

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Email: AndrewD2@cctexas.com