

# PLANNING COMMISSION FINAL REPORT

Case No. 0720-02

INFOR No. 20ZN1015

**Planning Commission Hearing Date:** July 22, 2020

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> MVR Construction Company <b>Applicant:</b> MVR Construction Company <b>Location Address:</b> 10001 and 10009 Compton Road <b>Legal Description:</b> 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Compton Road, east of Flour Bluff Drive, and west of Waldron Road.			
<b>Zoning Request</b>	<b>From:</b> "RE" Residential Estate District <b>To:</b> "RS-15" Single-Family 15 District <b>Area:</b> 5.269 acres <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>	"RE" Residential Estate	Vacant	Low Density Residential
	<i>North</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>South</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>East</i>	"FR" Farm Rural	Commercial	Low Density Residential
	<i>West</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RS-15" Single-Family 15 District is consistent with the adopted Comprehensive Plan (Plan CC). <b>Map No.:</b> 035032 <b>City Council District:</b> 4 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 550 feet of street frontage along Compton 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
	Compton Road	"C1" Minor Collector	60' ROW 40' paved	60' ROW 26' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District to allow for the construction of single-family homes.

**Development Plan:** The subject property is 5.269 acres in size. The owner is proposing a single-family residential subdivision consisting of 10 units.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RE" Residential Estate District and consists of vacant land. The subject property was annexed in 1961 and has remained undeveloped. To the north, south and east is a single-family residential subdivision (Oak Terrace Unit 2, 2002) with one acre tracts zoned "RE" Residential Estate District. Additionally, to the north is a single-family residential subdivision (Flour Bluff Center, 2008) zoned "RS-6" Single-Family 6 District. To the northwest are commercial properties zoned "CG-1" General Commercial district and consists of a pet grooming business (Bruno's Bathhouse) and a vehicle customization business (Sooth Texas Aluminum Works). To the west is a commercial property zoned "RE/SP" Residential Estate District with a Special Permit for a boat storage complex. Separating the subject property from the southern properties is the O'Neill Tributary Channel. The O'Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

**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 Compton Road

**Wastewater:** 8-inch PVC Line located along Compton Road

**Gas:** 3-inch Service Line located along the eastern property line.

**Storm Water:** Drainage located along the southern and eastern property lines of the subject property. Along the southern property line, the O'Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a low density use. The proposed rezoning to the "RS-15" Single-Family 15 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). The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The Future Land Use for the subject property is identified as Low Density Residential. According to Plan CC, Low Density Residential consists of up to 3 units per acre. The proposed development is a 5.269 acre tract with a proposed 10 units which is below the maximum allowed density of 15.3 units.
- A previous rezoning request was submitted for the “RS-15” Single-Family 15 District in October of 2018. The previous request received a recommendation of approval from City staff and the Planning Commission. Ultimately due to neighborhood opposition, the rezoning request was denied by the City Council.

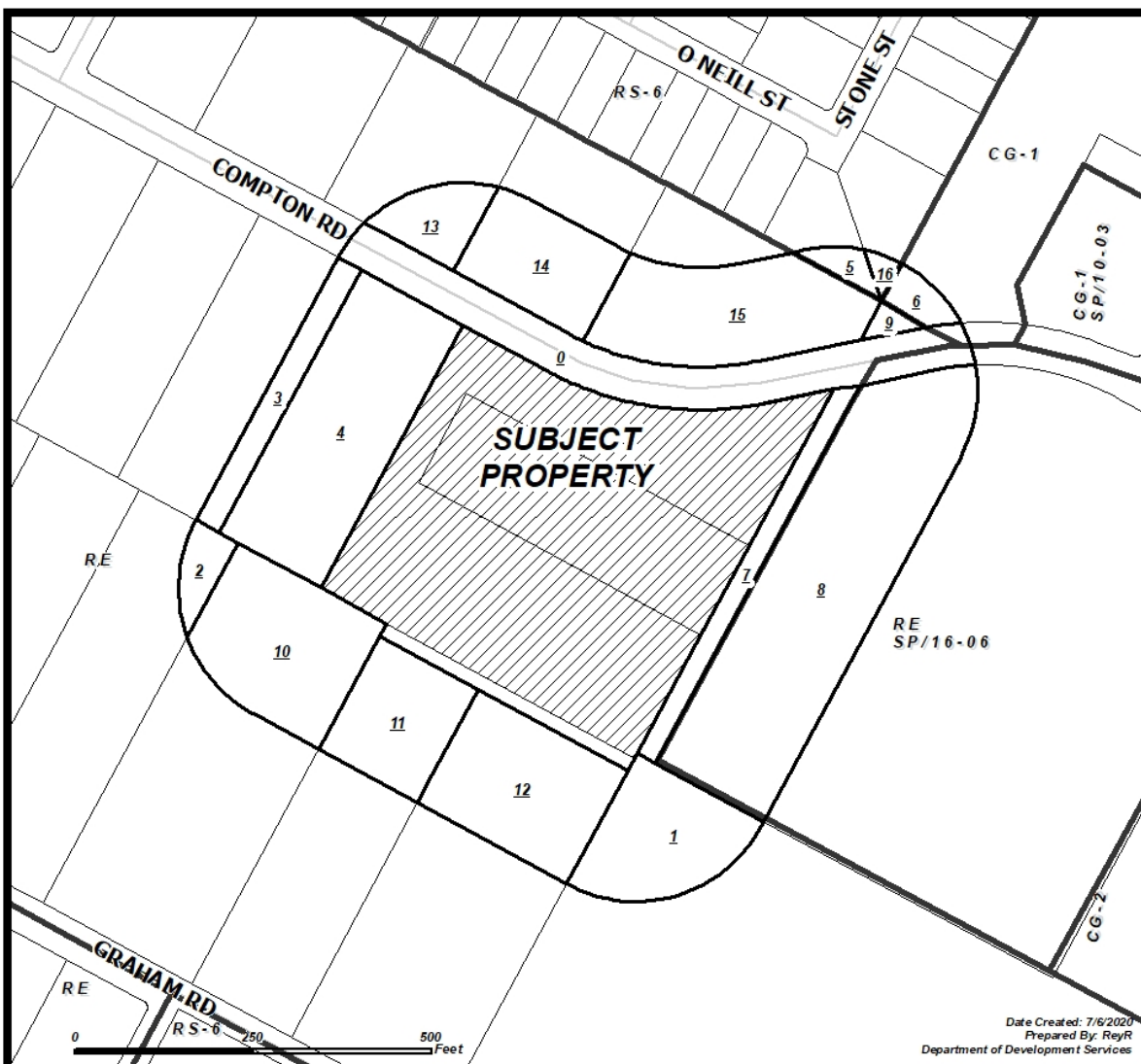
**Planning Commission and Staff Recommendation (July 22, 2020):**

Approval of the change of zoning from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District.

<b>Public Notification</b>	Number of Notices Mailed – 16 within 200-foot notification area 5 outside notification area
	<b><u>As of December 14, 2020:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 9 inside notification area – 7 outside notification area
	Totaling 64.42% of the land within the 200-foot notification area in opposition. A 3/4 vote from City Council is required.

**Attachments:**

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



**CASE: 0720-02**  
**ZONING & NOTICE AREA**

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	HN	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
RM-3	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family
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	RSTH	Townhouse
CG-2	General Commercial	SP	Special Permit
CG-3	General Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
B	Business Park		

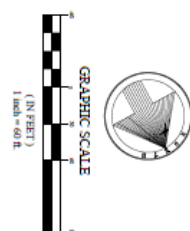
**Subject Property  
with 200' buffer**

**4** Owners within 200' listed on attached ownership table

**O** Owners in favor

**X** Owners  
in opposition



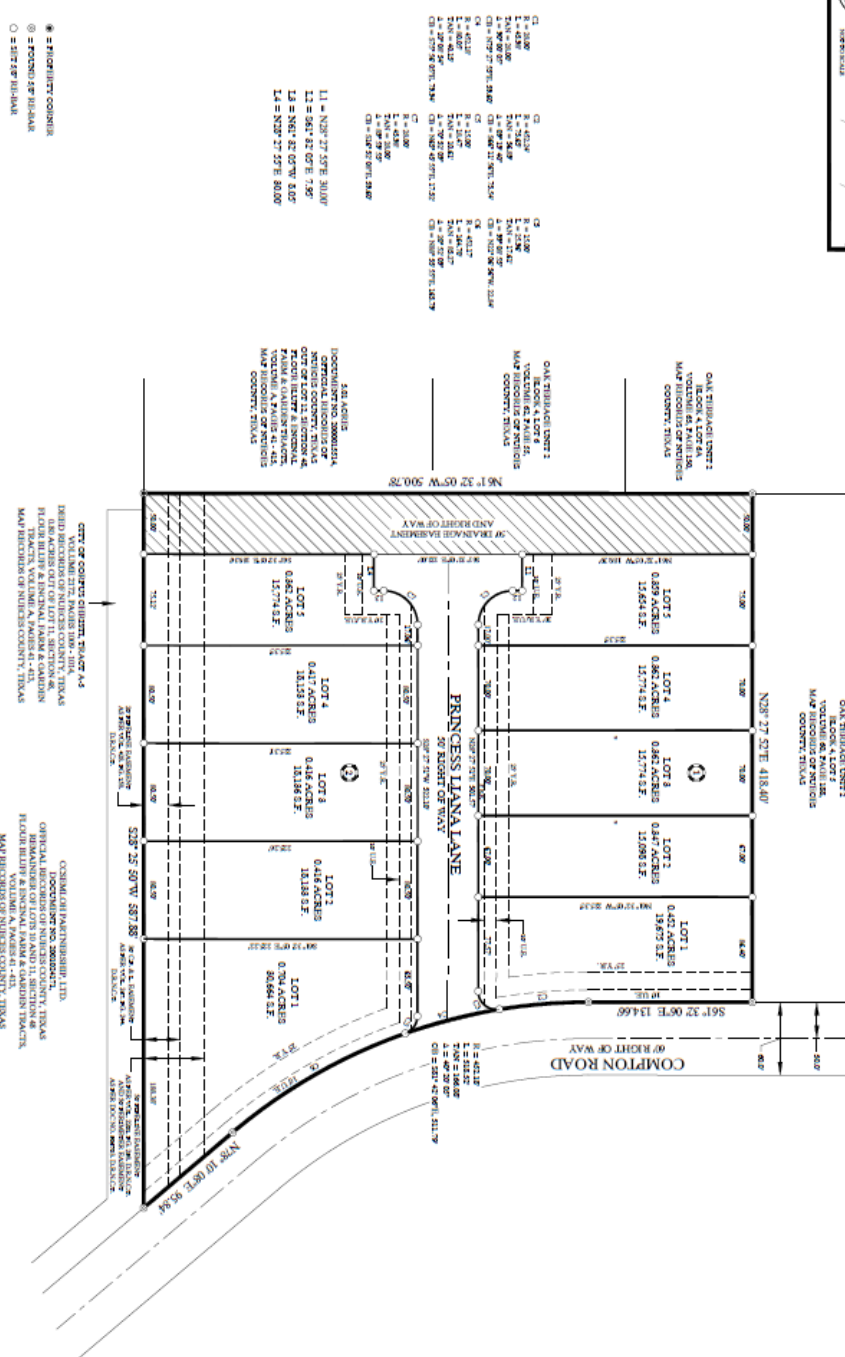


HENING, J. 369. ACRE TRACT AS DISCLOSED IN A DEED RECORDED IN DOCUMENT NO. 20388 OFFICIAL PUBLIC RECORDS OF NUTCRACK COUNTY, TEXAS. SAID 3.69 ACRE TRACT ALSO BEING OF LOT 1, SECTION 46, FLOUR BLUFF AND ETERNAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41 - 48, MAP RECORDS OF NUTCRACK COUNTY, TEXAS.

# PLAT OF QUEENS LANDING



**Brister Surveying**  
4415 South T. Paces Island Drive, Suite 51  
Corpus Christi, Texas 78411  
Office 361-450-1500  
Fax 361-450-1501  
brister@wtyd.com  
www.wtyd.com  
Texas Registration No. 10072000



## PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

Enter either "City Council" or the name of the City Board: Catherine Garza

DATE OF MEETING (mm/dd/yy): 07/22/2020

NAME: Debbie Patrick & Charles Patrick

ADDRESS: 9726 Compton Rd

CITY: Corpus Christi STATE: Te ZIP: 78418

TOPIC: Zone Change case # 0720-02

AGENDA ITEM NUMBER (if applicable): #0720-02

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

We are opposing this zone change. We feel it will decrease our property values. Flooding is an issue in this area and will only contribute to more flooding. There is already heavy traffic in the area. Speed bumps have been put in to elevate the speeders. I have had drivers on numerous occasions utilize my wrap around drive as a way to go around trash and garbage trucks as if it is city property. We pay over \$11000.00 a year in taxes. We should have a say as to what type of housing is to be built on our street. Compton Rd . It is rumored that micro-housing is to be put in at this location. I oppose this zone change. Please consider all those it might hurt by this change. Keep the zoning the same as it was intended. Thank you



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. 0720-02**

**MVR Construction Company** has petitioned the City of Corpus Christi to consider a change of zoning from the "**RE**" **Residential Estate District** to the "**RS-15**" **Single-Family 15 District**, resulting in a change to the **Future Land Use Map**. The property to be rezoned is described as:

**10001 Compton Road and described as being 5.269 acre tract comprised of a 1.50 acre tract described in a deed recorded in Document No. 906702, Deed Records of Nueces County, Texas, and a 3.77 acre tract described in a deed recorded in Document No. 2009028203, Deed Records of Nueces County, Texas. Said 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Compton Road, east of Flour Bluff Drive, and west of Waldron Road.**

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, July 22, 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 and/or 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: Mary Ellen Willis & JEFFREY W WILLIAMS  
Address: 9925 Compton Rd City/State: Corpus Christi TX 78418  
( ) IN FAVOR ☒ IN OPPOSITION  
REASON: Phone: 361 937-0198  
please leave a message.

Mary Ellen Willis Jeffrey W Williams  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1015  
Property Owner ID: 3

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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Printed Name: Vic Spranger  
Address: 9914 Compton Rd City/State: CO TX  
( ) IN FAVOR IN OPPOSITION Phone: 361-751-8067  
REASON:

Vic Spranger  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1015  
Property Owner ID: 3

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



## PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

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

DATE OF MEETING (mm/dd/yy): 07/22/20

NAME: Margaret Barne

ADDRESS: 9714 Compton Rd

CITY: Corpus Chrisit STATE: TX ZIP: 78418

TOPIC: \_\_\_\_\_

AGENDA ITEM NUMBER (if applicable): 0720-02

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

My husband and I are opposed to the proposed rezoning of the property to allow for a multi-home complex to be built on our street. Our homes on this street are on one-two acre lots. This type of housing is not in line with any of the homes in our area, and it does not meet the criteria for the Oak Terrace covenant (Document #1997037832 established in 1997) that we were required to use when building our home. Thank you for your consideration in disallowing this rezoning.

Sincerely,

Margaret Barne (361)537-4097

Joe Barne (361)815-1071

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Rezoning Case No. 0720-02**

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Printed Name: Erica Mechell

Address: 9922 Compton RD

City/State: Corpus Christi TX

( ) IN FAVOR (X) IN OPPOSITION  
REASON:

Phone: 361-813-9689

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1015  
Property Owner ID: 13

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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Printed Name: RICHARD BEIL / CHRISTINE SALCH

Address: 10014 Compton Rd

City/State: CORPUS CHRISTI TX

( ) IN FAVOR  
REASON:

☒ IN OPPOSITION

Phone: 361 815 3111

- 1) MAKE'S NO SENSE TO PUT RS15 IN THE MIDDLE OF RE AREA (BEAT BURN IS STILL RE!)
- 2) YOU ALREADY SERVED THE AREA WITH YOUR BEAT BURN SUP VIASCO
- 3) WE AGREE WHEN HE BOUGHT THE PROPERTY TO ABIDE BY THE ZONING.

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 202N1015  
Property Owner ID: 15

Signature: [Signature]

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

1) YOU SHOULD NOT BE EVEN DECIDING THIS WHEN THE PUBLIC CANNOT BE PHYSICALLY PRESENT !!!

## PUBLIC COMMENT/INPUT FORM

### City of Corpus Christi

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

DATE OF MEETING (mm/dd/yy): 07/22/20

NAME: Fred T. Allen

ADDRESS: 9725 Compton Road

CITY: Corpus Christi STATE: TX ZIP: 78418

TOPIC: Objection to zoning change to RS-15

AGENDA ITEM NUMBER (if applicable): 0720-02

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

I, Fred T. Allen, residing at 9725 Compton Road, strongly oppose the Rezoning Case No. 0720.03 to change the use of the land to RS-15 designation.

My wife and I built the first home on Compton Road in 1999. At this time, I was appointed the Chairperson of the Architectural Control Committee for the Oak Terrace Subdivision by the developer Gene Graham. For the past twenty years, I have worked very hard to keep this Subdivision in line with the limitations and restrictions that are on record in the Office of the County Clerk of Nueces County, Texas, in Volume 58, Page 111.

Anyone driving down Compton Road can plainly see that this is a very nice Subdivision, and that everyone takes pride in their property. These are all expensive homes and produce a large tax revenue for the County.

Myself, and all the residents of this subdivision strongly oppose the Rezoning from the Residential Estate District to the RS-15 designation because we feel it will devalue our property values considerably.

Sincerely, Fred T. and Emily G. Allen



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0720-02**

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10001 Compton Road and described as being 5.269 acre tract comprised of a 1.50 acre tract described in a deed recorded in Document No. 906702, Deed Records of Nueces County, Texas, and a 3.77 acre tract described in a deed recorded in Document No. 2009028203, Deed Records of Nueces County, Texas. Said 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Compton Road, east of Flour Bluff Drive, and west of Waldron Road.

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Printed Name: Wm. H. Holmes Jr.  
Address: 10121 S. Packer Island Dr. City/State: CC TX  
( ) IN FAVOR (X) IN OPPOSITION  
REASON: \_\_\_\_\_ Phone: 361-215-5488

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1015  
Property Owner ID: 6

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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Printed Name: Wm. H. Holmes Jr.

Address: 10121 S. Packer Island Dr. City/State: CC TX

( ) IN FAVOR (X) IN OPPOSITION  
REASON: Phone: 361-215-5488

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1015  
Property Owner ID: 1

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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Printed Name: Wm. H. Helms Jr.  
Address: 10121 S. Padre Island Dr. City/State: CC TX  
( ) IN FAVOR (X) IN OPPOSITION  
REASON: Phone: 361-215-5488

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1015  
Property Owner ID: 8

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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Address: 10121 S. Padre Island Dr City/State: CC TX  
( ) IN FAVOR (X) IN OPPOSITION  
REASON: Phone: 361-215-5488

Signature

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INFOR Case No.: 20ZN1015  
Property Owner ID: 9

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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Printed Name: Bobby Buttram

Address: 9917 Compton

City/State: Corpus Christi, TX

( ) IN FAVOR  
REASON: ☒ IN OPPOSITION

Phone: 361 774-4693

Signature

B. Buttram

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1015  
Property Owner ID: 15

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

He wants to put in 10 homes

361 826 3584



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Printed Name:

Address:

City/State:

( ) IN FAVOR

☒ IN OPPOSITION

Phone:

REASON:

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1015  
Property Owner ID: 12

Case No. 0720-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com

## PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

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

DATE OF MEETING (mm/dd/yy): 07/22/20

NAME: Jo Ann Gamez

ADDRESS: 9818 Compton Rd

CITY: Corpus Christi STATE: Tx ZIP: 78418

TOPIC: Rezoning

AGENDA ITEM NUMBER (if applicable): #0720-02

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

Concerns with proposed rezoning:

- Increased traffic flow. City has already installed speed bumps due to increased traffic and speeding. Proposed plan will increase traffic flow that is not supported by current street development (narrow lanes, no turning lanes), which will lead to backup/congestion and safety concerns.
- Current sewage/drainage system may not support new demands brought on with current planned development. City has intervened on drainage system to alleviate problem which still exists.
- Plan for 10 homes on 5 acres will not be consistent with surrounding homes and therefore may decrease property value and interfere with future development. Current homes stand on 1-2 acre lots.
- Potential for future variances.
- Changes brought on by rezoning may impact future desire for current common single-family housing structures.