PLANNING COMMISSION FINAL REPORT

Case No. 0821-02
INFOR No. 21ZN1029

Planning Commission Hearing Date: August 4, 2021

Applicant & Legal Description	**Owner:** Dominga Flores **Applicant:** Dominga Flores **Location Address:** 3617 Violet Road **Legal Description:** Lot 2, Kocurek Estates and located along the west side of Violet Road (Farm to Market 24), south of Woodway Creek Drive, northwest of Starlite Lane.
Zoning Request	**From**: "FR" Farm Rural District **To**: "RS-22" Single-Family 22 District **Area**: 0.962 acres **Purpose of Request**: Will result in an existing non-conforming home to become conforming to the standards of the Unified Development Code (UDC)for purposes of selling the property.

Existing Zoning and Land Uses

	Existing Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Public Semi-Public	Government
North	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
South	"FR" Farm Rural	Vacant	Medium Density Residential
East	"RS-6" Single-Family 6	Low Density Residential	Low Density Single Family Residential/ Medium Density Residential
West	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential

ADP, Map & Violations	**Area Development Plan**: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for governmental uses. The proposed rezoning to the "RS-22" Single-Family 22 District is generally consistent with the adopted Comprehensive Plan (Plan CC) but warrants an amendment to the Future Land Use Map. **Map No.**: 063048 **City Council District**: 1 **Zoning Violations**: None

Transportation	**Transportation and Circulation**: The subject property has approximately 90 feet of street frontage along Violet Road (Farm to Market 24) which is designated as a "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial can convey a capacity between 20,000-32,000 Average Daily Trips (ADT). Violet Road is maintained by TXDOt.

Street R.O.W.	**Street**	**Urban Transportation Plan Type**	**Proposed Section**	**Existing Section**	**Traffic Volume**
	Violet Road (Farm to Market 24)	"A2" Secondary Arterial	100' ROW 54' paved	120' ROW 62' paved	9501 ADT (2019)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District to allow for an existing single-family home to be in a conforming zoning district.

Development Plan: The subject property is 0.962 acres in size. The applicant has an existing home that was converted from a small church. The purpose of the rezoning is to bring the property into conformance with the Unified Development Code (UDC), Rezoning to the "RS-22" Single-Family 22 District will bring the property into conformity with the development requirements, specifically minimum lot size, set forth in the Unified Development Code (UDC).

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District, the property was owned by a Baptist Church until 2010 and was purchased by the current owner in 2011. To the north, east, and west are single-family residential subdivisions zoned "RS-6" Single-Family 6 District. To the south is a remaining large tract 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 platted.

Utilities:

Water: 8-inch DIP line located along Violet Road.
Wastewater: 10-inch PVC line located along Violet Road.
Gas: 8-inch Service Line located along Violet Road.
Storm Water: 60-inch RCP line located along Violet Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for government uses. The proposed rezoning to the "RS-22" Single-Family 22 District is generally

consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map (FLUM). 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:

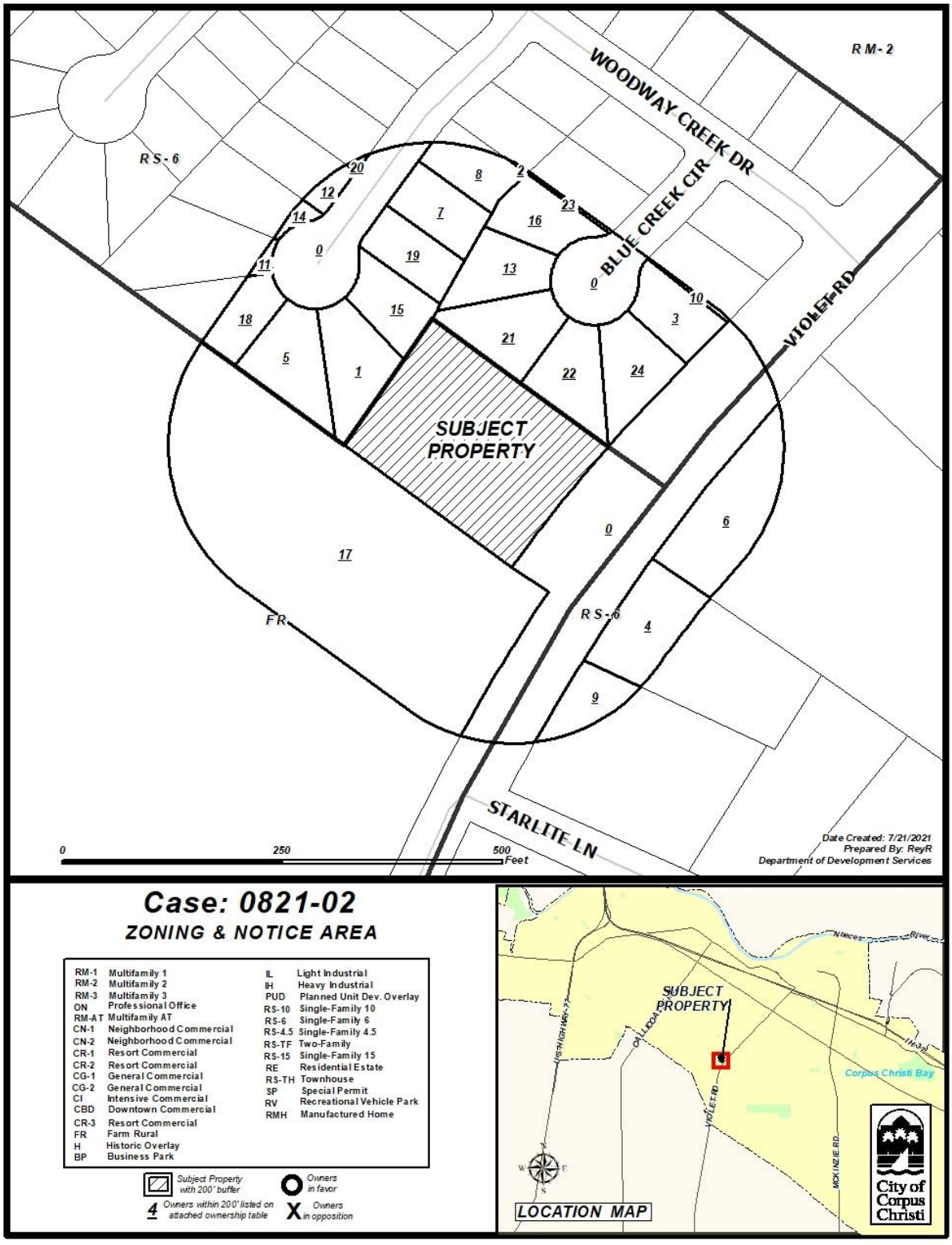
- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties.
- The existing structure was constructed in 1980 on platted property that was annexed into the City in 1962. The church was converted to a home in 2010-2011.

Planning Commission and Staff Recommendation (August 4, 2021):
Approval of the change of zoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

Public Notification	Number of Notices Mailed – 24 within 200-foot notification area 2 outside notification area ***As of August 4, 2021:*** In Favor – 0 inside notification area – 0 outside notification area In Opposition – 1 inside notification area – 0 outside notification area Totaling 2.16% of the land within the 200-foot notification area in opposition. *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition.

Attachments:

A. Location Map (Existing Zoning & Notice Area)
B. Public Comments Received (if any)


RM-2
WOODWAY CREEK DR
RS-6
BLUE CREEK CIR
VIOLET RD
SUBJECT PROPERTY
FR
RS-6
STARLITE LN
0
250
500
Feet
Date Created: 7/21/2021
Prepared By: ReyR
Department of Development Services
Case: 0821-02
ZONING & NOTICE AREA
RM-1 Multifamily 1
RM-2 Multifamily 2
RM-3 Multifamily 3
ON Professional Office
RM-AT Multifamily AT
CN-1 Neighborhood Commercial
CN-2 Neighborhood Commercial
CR-1 Resort Commercial
CR-2 Resort Commercial
CG-1 General Commercial
CG-2 General Commercial
CI Intensive Commercial
CBD Downtown Commercial
CR-3 Resort Commercial
FR Farm Rural
H Historic Overlay
BP Business Park
IL Light Industrial
IH Heavy Industrial
PUD Planned Unit Dev. Overlay
RS-10 Single-Family 10
RS-6 Single-Family 6
RS-4.5 Single-Family 4.5
RS-TF Two-Family
RS-15 Single-Family 15
RE Residential Estate
RS-TH Townhouse
SP Special Permit
RV Recreational Vehicle Park
RMH Manufactured Home
Subject Property with 200' buffer
Owners in favor
4 Owners within 200' listed on attached ownership table
X Owners in opposition
SUBJECT PROPERTY
Corpus Christi Bay
LOCATION MAP
City of Corpus Christi