

STAFF REPORT

Case No. 1119-02

INFOR No. 19ZN1030

Planning Commission Hearing Date: November 13, 2019

Applicant & Legal Description	Owner: H&P North Beach, LLC Applicant: Urban Engineering Location Address: 202, 229, and 230 Kleberg Place Legal Description: Being 1.05 Acre Tract, being all of Lots 67 through 71, 80 through 84 and fractional Lots between Lot 84, Block II and Hamilton Road and Lot 67, Block II and Hamilton Road, Corpus Beach Hotel Addition, a map of which is recorded in Volume 69, Page 61, Map Records of Nueces County, located along the north side of Kleberg Place, west of North Beach, and east of Surfside Boulevard.			
Zoning Request	From: “RM-AT” Multifamily AT District To: “CR-3” Resort Commercial District Area: 1.05 acres Purpose of Request: To allow for the construction of a parking lot.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RM-AT” Multifamily AT	Vacant	Mixed Use
	North	“RM-AT” Multifamily AT and “CR-3” Resort Commercial	Vacant and Commercial	Mixed Use
	South	“CR-1” Resort Commercial	Vacant and Commercial	Mixed Use
	East	“RM-AT” Multifamily AT	Commercial and Park (North Beach)	Mixed Use and Permanent Open Space (North Beach)
	West	“RM-AT” Multifamily AT and “CR-1” Resort Commercial	Vacant	Mixed Use
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed uses. The proposed rezoning to the “CR-3” Resort Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 044047 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 250 feet of street frontage along Kleberg Place which is designated as a “Local/Residential” Street, approximately 260 feet of street frontage along Paul Place which is designated as a “Local/Residential” Street and approximately 200 feet of street frontage along Surfside Boulevard 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
	Kleberg Place	“Local/Residential”	50’ ROW 28’ paved	38’ ROW 25’ paved	N/A
	Surfside Boulevard	“C1” Minor Collector	60’ ROW 40’ paved	115’ ROW 21’ paved	N/A
	Paul Place	“Local/Residential”	50’ ROW 28’ paved	40’ ROW 23’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District to allow for the construction of a parking lot.

Development Plan: The subject property is 1.05 acres in size. The subject property is adjacent to the owner's existing hotel. Recent development of neighboring properties has impacted the current parking situation. According to the applicant, the subject property will serve as additional parking to service the existing adjacent hotel. Future right-of-way dedications required as part of the platting process will impact the buildable area.

Existing Land Uses & Zoning: The subject property is currently zoned “RM-AT” Multifamily AT District, consists of vacant land, and has remained relatively undeveloped since annexation in 1935. To the north is a hotel (Hotel de Ville) zoned “RM-AT” Multifamily AT District and a restaurant (Fajitaville) zoned “CR-3” Resort Commercial District. To the south is a restaurant (Yo Philly Cheese Steaks) zoned “CR-1” Resort Commercial District. To the east is a hotel (Sea Shell Inn) zoned “RM-AT” Multifamily AT District and North Beach zoned “RM-AT” Multifamily AT District. To the west is Surfside Boulevard and State Highway 181 zoned “RM-AT” Multifamily AT District and “CR-1” Resort 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 platted.

Utilities:

Water: 6-inch ACP line located along Paul Place.

Wastewater: 8-inch VCP line located along Paul Place.

Gas: 2-inch Service Line located along Paul Place.

Storm Water: 24-inch located along Paul Place.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed uses. The proposed rezoning to the “CR-3” Resort 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).

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.
- Key differences between the “RM-AT” and “CR-3” Districts are in regards to setbacks. The “RM-AT” District requires a 20-foot street (front) yard setback. The “CR-3” District requires a 10-foot street (front) yard setback. Additionally, the “CR-3” District does not require side and rear setbacks. The granting of the change of zoning will allow reduced setbacks for future development of the property.
- A buffer yard will be required between the potential “CR-3” District and the “RM-AT” District to the west. The required buffer yard will be a Type A Buffer Yard is a 10-foot yard with at least 5-points.

Staff Recommendation:

Approval of the change of zoning from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District.

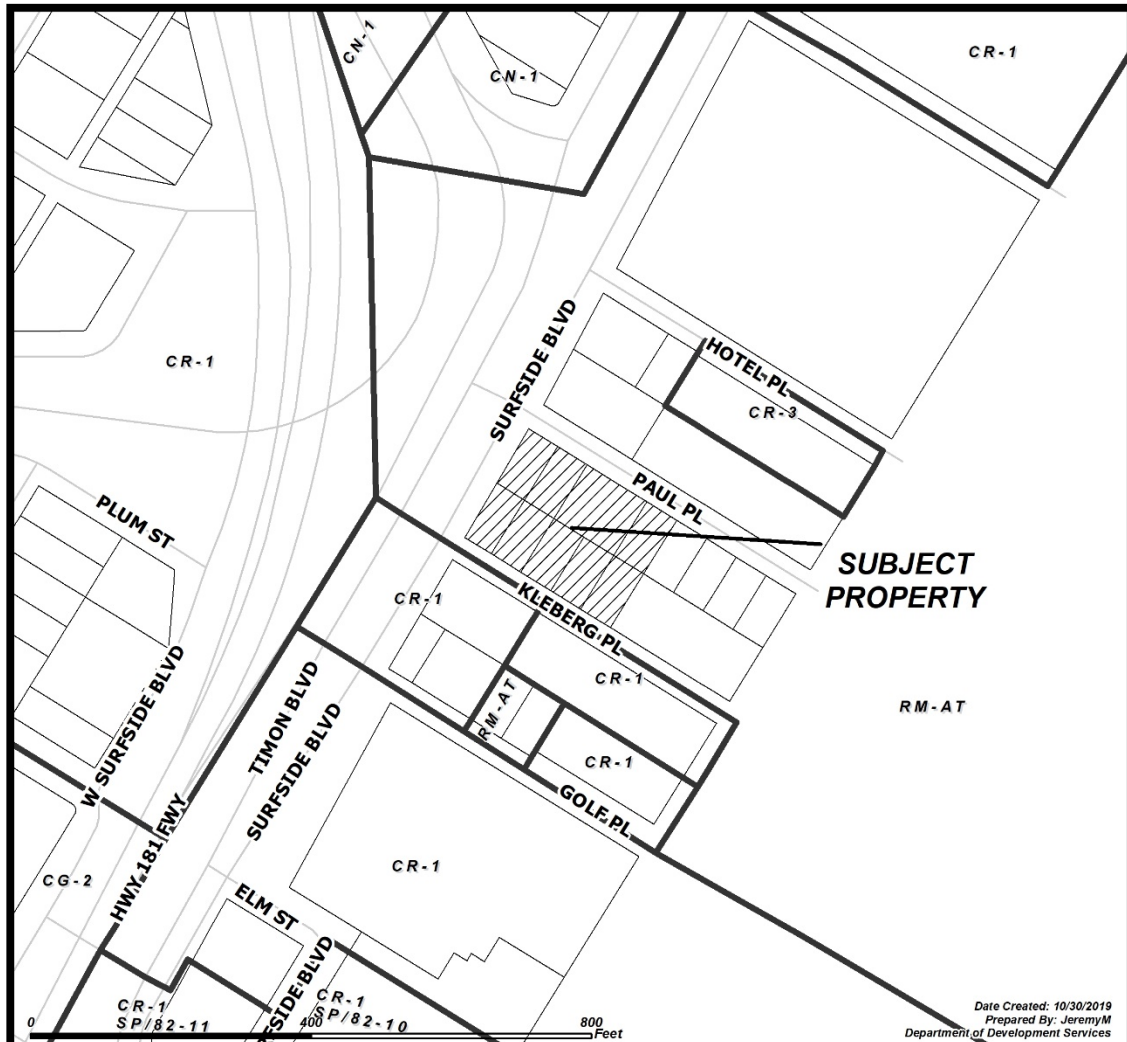
Public Notification	Number of Notices Mailed – 10 within 200-foot notification area 5 outside notification area	
	<u>As of November 8, 2019:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)

B. Public Comments Received (if any)

https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvcs/SHARED/ZONING CASES/2019/1119-02 H&P North Beach, LLC/PC Documents/Staff Report_1119-02 H&P North Beach, LLC.docx



Date Created: 10/30/2019
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Department of Development Services

CASE: 1119-02 **SUBJECT PROPERTY WITH ZONING**



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	

LOCATION MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap