PLANNING COMMISSION FINAL REPORT

Case No. 0415-03
HTE No. 15-10000014

Planning Commission Hearing Date: April 8, 2015

Applicant & Legal Description	**Applicant/Owner:** Related Investors, Ltd. **Representatives:** Patricia Peterson Nuss and Chris Ann Peterson Brown **Legal Description/Location:** Being a 10.58 acre tract of land out of Lots 7 and 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts, located on the southwest corner of Holly Road and Rodd Field Road.
Zoning Request	**From**: "RS-6" Single-Family 6 District and "FR" Farm Rural District **To**: "CG-2" General Commercial District **Area**: 10.58 **Purpose of Request**: To allow a commercial use.

Existing Zoning and Land Uses

	Existing Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural and "RS-6" Single-Family 6	Vacant	Low Density Residential and Commercial
North	"RS-6" Single-Family 6 & "CG-2" General Commercial	Estate Residential, Public/Semi-Public, Low Density Residential, Park and Vacant	Low Density Residential, Park and Commercial
South	"FR" Farm Rural	Vacant and Public/Semi-Public	Professional Office and Commercial
East	"CG-2" General Commercial	Vacant	Commercial
West	"FR" Farm Rural and "RS-6" Single-Family 6	Public/Semi-Public and Low Density Residential	Low 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 low density residential on the west portion and commercial uses on the east portion. The proposed rezoning to the "CG-2" General Commercial District on the east portion of the property is consistent with the adopted Future Land Use Plan. The proposed rezoning on the west portion is not consistent with the Low Density Residential shown on the adopted Future Land Use Plan.
Map No.: 040033
Zoning Violations: None

Transportation	**Transportation and Circulation**: The subject property has approximately 1,150 feet of street frontage along Holly Road, which is an "A1" Minor Arterial Undivided street, and approximately 200 feet of street frontage along Rodd Field Road, which is an "A3" Primary Arterial-Divided street. The Maximum Desirable Average Daily Trips (ADT) for an A1" Minor Arterial Undivided street is 15,000 to 24,000. The Maximum Desirable Average Daily Trips (ADT) for an "A3" Primary Arterial-Divided street is 30,000 to 48,000.

Street R.O.W.

Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
Holly Road	"A1" Minor Arterial Undivided	95' ROW 64' paved	90' ROW 65' paved	8,561 (2012)
Rodd Field Road	"A3" Primary Arterial Divided	130' ROW 79' paved	90' ROW 70' paved	22,799 (2014)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District and the "FR" Farm Rural District to the "CG-2" General Commercial District to allow a commercial use, such as a restaurant over 5,000 square feet or a fueling station with more than eight stations.

Development Plan: The applicant has indicated in the rezoning application that there are no specific plans for development. However, the applicant did provide a design concept illustrating how the 10.58 acre site could be developed with a 40,000 square foot retail center, a convenience store and 6,000 square foot restaurant. (See Attachment 2) At a minimum, the Unified Development Code would require a 20-foot wide front yard on Holly Road and Rodd Field Road. A buffer yard of 15 feet with 15 points would be required along the property lines abutting the "RS-6" Single-Family 6 District.

Existing Land Uses & Zoning: North of the subject property are single-family dwellings, a church, and a park in the "RS-6" Single-Family 6 District. East of the subject property is vacant land zoned "CG-2" General Commercial District. South of the subject property is vacant land and a church in the "FR" Farm Rural District. West of the subject property is a church in the "FR" Farm Rural District and single-family dwellings in the "RS-6" Residential District.

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan Consistency: Relevant Comprehensive Plan Policy Statements are provided below:

- **Corpus Christi Policy Statements:**

    - New development should occur in a pattern which is cost effective. The City should encourage new development where services can be provided economically and, wherever possible, promote contiguous development.

        - Development on the subject property should be considered infill development as all city services are readily available, including the nearby Fire Station No. 4 on Rodd Field Road.

    - The density of development in an area should be directly related to the design capacity of the infrastructure.

        - Traffic generated from the design concept could add approximately 400 weekday peak hour trips. At this location both Holly Road and Rodd Field Road have sufficient capacity for traffic that could be generated from the proposed development.

    - Commercial activities which generate large volumes of traffic should have direct access to an arterial without having to traverse low-density areas.

    - Commercial service areas designed to serve local neighborhoods should be conveniently located and in harmony with the surrounding neighborhood.

- **Southside Area Development Plan:**

    - High-intensity commercial and industrial areas should be buffered to provide transition from low-density residential areas through the existence of: A) Main roads; B) Public and institutional buildings; C) Open space; D) Scale of design; and E) Other transitional land uses

        - The proposed expansion of commercial zoning is consistent with the buffering recommendations of the Southside Plan. The Church property to the west and the office land use will help to protect the residential neighborhood to the southwest of the site from the higher intensity uses proposed for the subject property.

Plat Status: The property is not platted. In order to develop a shopping center, convenience center or restaurant, the property would need to be platted.

Department Comments:

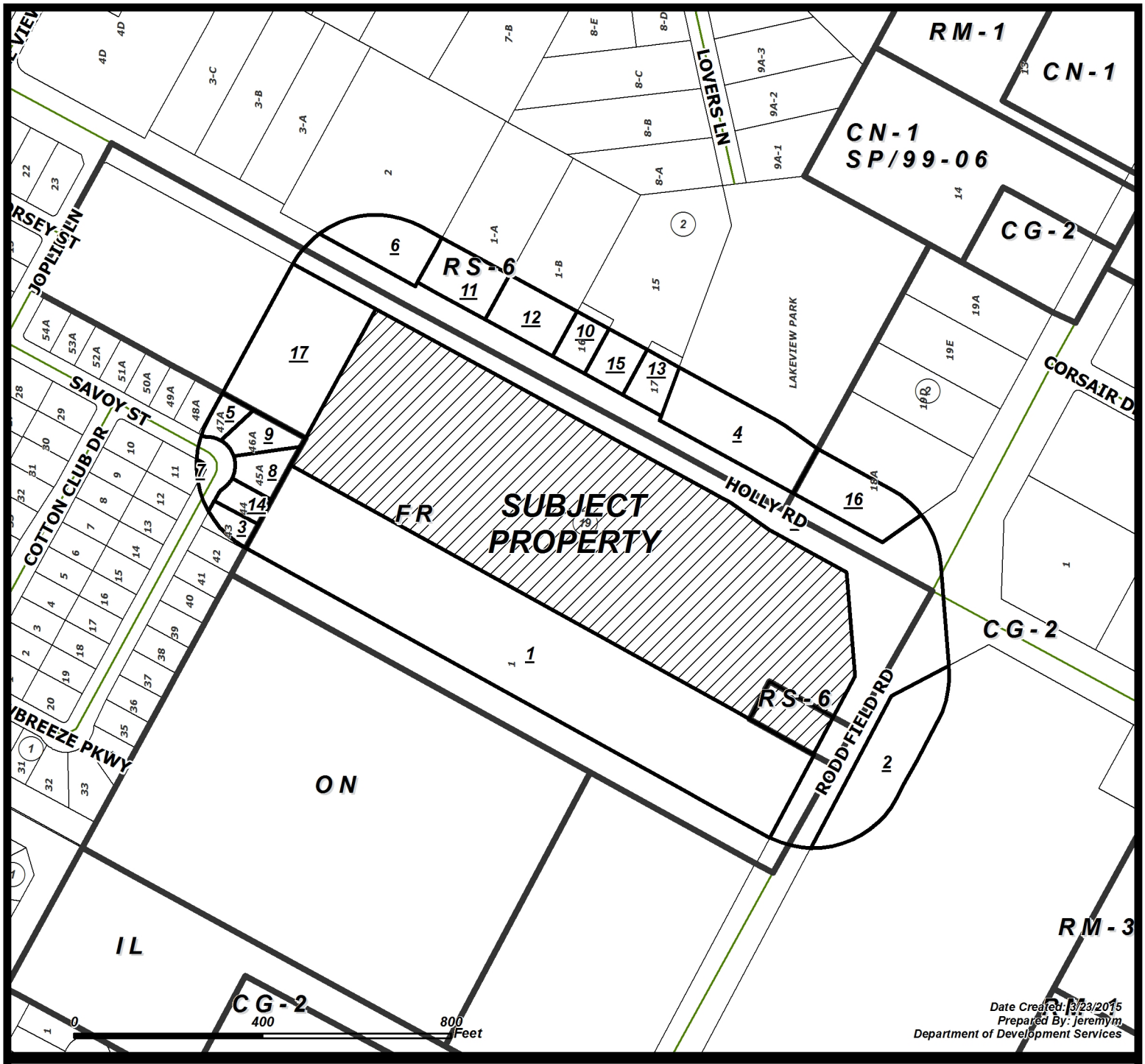
- The Zoning Map amendments are consistent with the Comprehensive Plan. While the proposed rezoning is not an exact match to the proposed Future Land Use Plan, there are many policies in the Comprehensive Plan that support the rezoning. Therefore, staff is of the opinion that overall, the proposed rezoning is consistent with the intent of the Comprehensive Plan.

- The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. Only about 60 feet of the property directly abuts an existing residential subdivision. All other abutting uses are properties used for institutional uses (two churches).
- The Zoning Map rezoning does not have a negative impact upon the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed rezoning.
- The proposed commercial site would provide convenient shopping opportunities within walking distance to surrounding neighborhood residents.
- Development of the property could be considered an infill development since the site is served with a full complement of city utilities and services.

Planning Commission and Staff Recommendation:
Approval of the change of zoning from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "CG-2" General Commercial District.

Public Notification	Number of Notices Mailed – 17 within 200-foot notification area 5 outside notification area ***As of April 21, 2015:*** In Favor – 0 inside notification area – 0 outside notification area In Opposition – 2 inside notification area – 0 outside notification area Totaling 6.4% of the land within the 200-foot notification area in opposition.

Attachments:
1. Location Map (Existing Zoning & Notice Area)
2. Design Concept



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Zoning & Notice Area

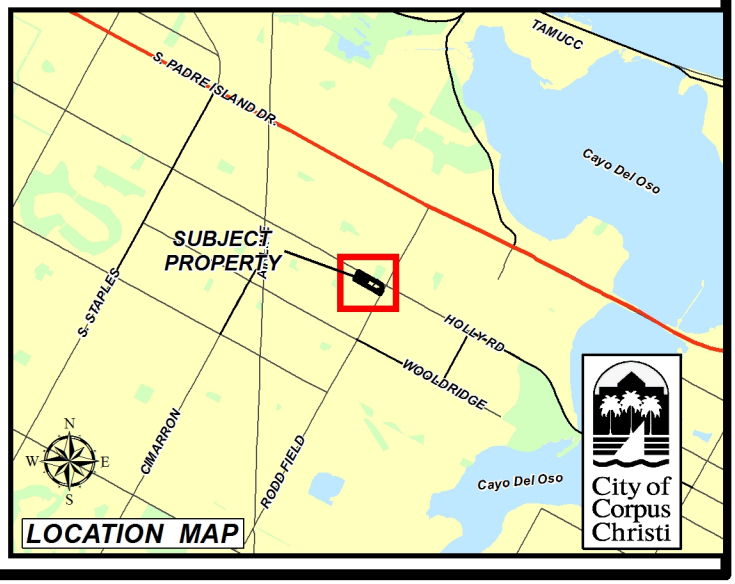
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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		

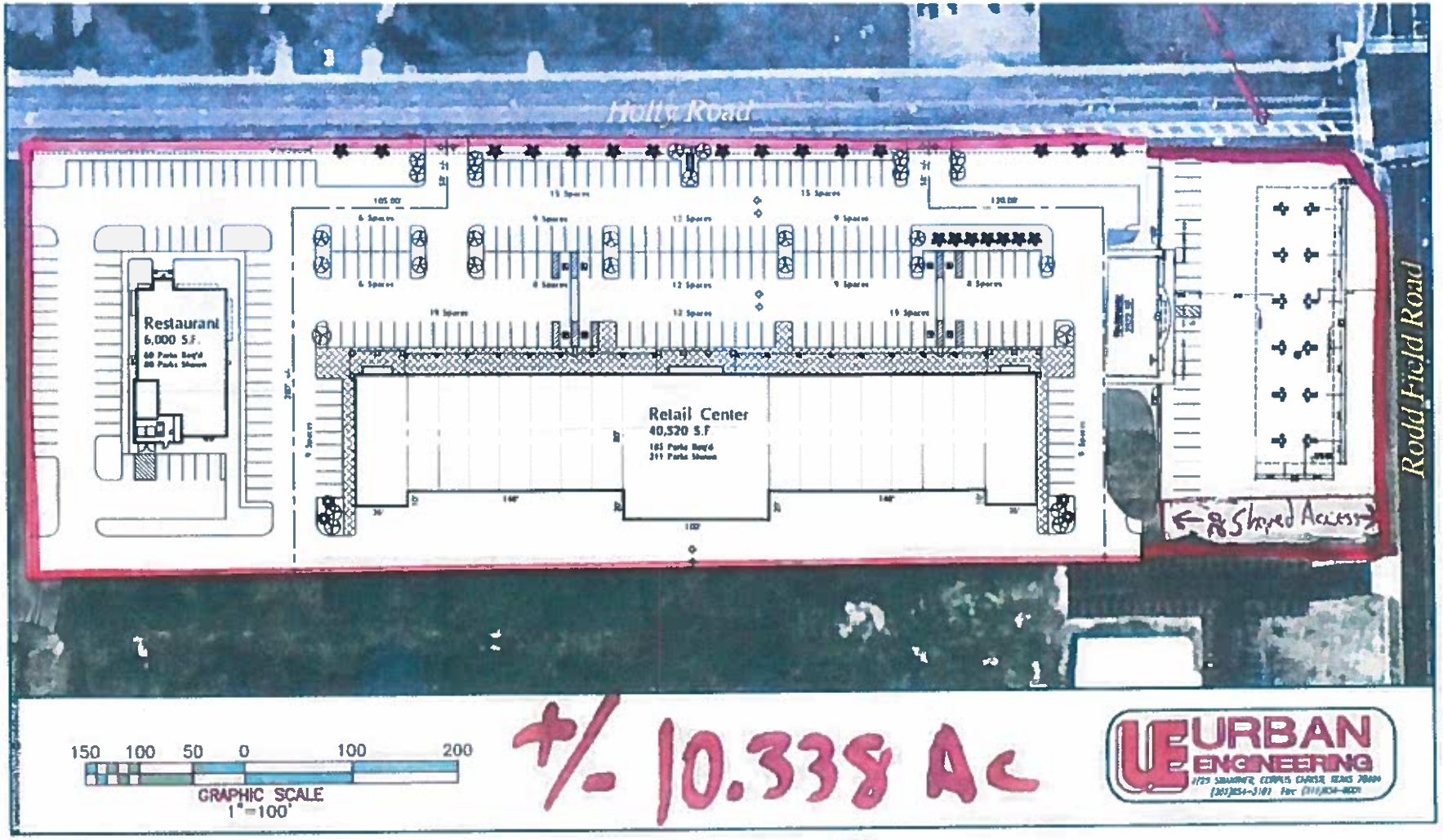
Subject Property with 200' buffer

Owners in favor

4 Owners within 200' listed on attached ownership table

X Owners in opposition




Holly Road
Rodd Field Road
Restaurant
6,000 S.F.
Retail Center
40,520 S.F
Shared Access
150 100 50 0 100 200
GRAPHIC SCALE
1"=100'
+/- 10.338 Ac
URBAN ENGINEERING
Blacknall