

STAFF REPORT

Case No. 0316-01
 HTE No. 16-10000008

Planning Commission Hearing Date: March 23, 2016

Applicant & Legal Description	<p>Owner: May Dev., LP Applicant/Representatives: Urban Engineering Legal Description/Location: Lot 6, Block 1, Bridgepoint Landing, located along the east side of Lexington Road approximately 490 feet south of South Padre Island Drive (SH 358).</p>			
Zoning Request	<p>From: "RM-1" Multifamily 1 District To: "CG-2" General Commercial District Area: 11.515 acres Purpose of Request: To allow commercial uses.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RM-1" Multifamily 1	Vacant	Commercial, Drainage Corridor and Medium Density Residential
<i>North</i>		"CG-2" General Commercial	Commercial	Commercial
<i>South</i>		"RS-6" Single-Family 6	Vacant	Low Density Residential
<i>East</i>		"CG-2" General Commercial and "RM-3" Multifamily 3	Vacant and Public/Semi Public	Commercial, Drainage Corridor and Medium Density Residential
<i>West</i>		"RS-6" Single-Family 6	Vacant and Drainage Corridor	Commercial and Drainage Corridor
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is largely consistent with the adopted Future Land Use Map and the Southside Area Development Plan. A very small portion of the southeast corner of the property is planned for medium density residential uses. Map No.: 039034 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 800 feet of street frontage along Lexington Road, which is a C1 Minor Residential Collector street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Lexington Road	"C1" Minor Residential Collector	60' ROW 40' paved	66' ROW 20' paved	N/A
	Williams Drive	"C3" Primary Collector	75' ROW 50' paved	Does not exist	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CG-2" General Commercial District to allow commercial uses.

Development Plan: The applicant indicates that no specific development plans exist for the property at this time. The applicant seeks to change the zoning designation to a designation that is in accordance with the Future Land Use Map.

Existing Land Uses & Zoning: The subject property is vacant and zoned "RM-1" Multifamily 1 District. North of the subject property is a commercial boat sales business in the "CG-2" General Commercial District which is owned by the subject property owner. All other surrounding properties are vacant, "RS-6" Single-Family 6 to the south and west, and "CG-2" General Commercial and "RM-1" Multifamily 1 to the east. A very small portion of the southeast corner has a public/semi-public use.

Transportation: The City's adopted Urban Transportation Plan was recently amended to realign the planned collector roadway named Williams Drive. Williams Drive is pertinent to this application as it is planned to abut the subject property along the southerly property line. Williams Drive is a "C3" Primary Collector planned for a right-of-way width of seventy-five (75) feet. Although there are no immediate plans to construct Williams Drive in the area abutting the subject property at this time, additional right-of-way is needed to ensure sufficient right-of-way exists for eventual construction.

Staff finds that the existing roadway section of Lexington Road from South Padre Island Drive to the southerly boundary of the property may be insufficient to support the number of vehicle trips likely to be generated by commercial development on the subject property. The number of peak hour trips could be around 500 peak hour vehicle trips, depending on the uses developed. Consequently, it is important to note that future improvements to Lexington Road may be required in conjunction with

development of the subject property. The determination of required improvements will occur with the review and approval of subsequent development applications.

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

Plat Status: The subject property is platted.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is largely consistent with the Southside ADP and the adopted Future Land Use Map's designation of the property for commercial uses. Comprehensive Plan and Southside Area Development Plan policies applicable to this application include the following:

- **Comprehensive Plan General Policy Statement D:** New development should occur in a pattern which is cost effective.
- **Comprehensive Plan Residential Policy Statement E:** Commercial activities which generate large volumes of traffic should have direct access to an arterial road without having to traverse low-density areas.
- **Comprehensive Plan Residential Policy Statement H:** Encouraging infill development on vacant tracts of land within developed areas.
- **Comprehensive Plan Residential Policy Statement I:** Incompatible industrial and commercial land uses should not abut residential areas.
- **Comprehensive Plan Commercial Policy Statement D:** Expansion of commercial uses into or within residential areas may be permitted only if the expansion maintains or improves the residential desirability of the impacted area.
- **Southside Area Development Plan Policy Statement:** High-intensity commercial and industrial uses 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.

Department Comments:

- The Future Land Use Map splits the subject property along the drainage corridor and designates the largest portion suitable for commercial uses and a small portion for medium density residential uses.
- The requested "CG-2" General Commercial zoning designation is largely consistent with the Future Land Use Map and the Southside Area Development Plan.
- A change from medium density residential uses to commercial uses will not alter the overall intent of the Southside Area Development Plan and the Future Land Use Map.

- The amendment is compatible with present zoning of nearby property and to the character of the surrounding area.
- A “CG-2” District would allow uses that are suited for the property.
- Approval of the change in zoning may further policies of the Comprehensive Plan that pertain to infill development.
- The zoning change will not have a negative impact upon the surrounding properties from a land use perspective.
- Subsequent development of the subject property may further the City’s adopted Urban Transportation Plan as it pertains to the construction of Williams Drive, a planned “C3” Primary Collector. A dedication for right-of-way will be necessary to further the Urban Transportation Plan.
- Development standards and requirements in the Unified Development Code and adopted construction standards will ensure that eventual development occurs in a manner that will be compatible with future adjacent development.
 - Specific development requirements including but not limited to infrastructure requirements and so forth will be determined via subsequent permit processes.

Staff Recommendation:

Approval of the change of zoning from the “RM-1” Multifamily 1 District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 11 within 200-foot notification area 3 outside notification area
	<u>As of March 16, 2016:</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:

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received (if any)



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 0316-01 Map No.: 039034
PC Hearing Date: 3/23/16 Proj.Mgr: _____
Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Urban Engineering Contact Person: Xavier Galvan
Mailing Address: 2725 Swatner Drive
City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-3101
E-mail: _____ Cell: (_____) _____

2. Property Owner(s): May Dev., LP Contact Person: Alex May
Mailing Address: P.O. Box 101
City: Beeville State: TX ZIP: 78104 Phone: (361) 533-0994
E-mail: _____ Cell: (_____) _____

3. Subject Property Address: 5246 Lexington Road Area of Request (SF/acres): 11.515 Acres
Current Zoning & Use: RM-1 (Agricultural Use) Proposed Zoning & Use: CG-2 (Commercial)
12-Digit Nueces County Tax ID: 0984 - 0001 - 0060
Subdivision Name: Bridgepointe Landing Block: 1 Lot(s): 6
Legal Description if not platted: _____

4. Submittal Requirements:
 Early Assistance Meeting: Date Held 1-25-16; with City Staff Dolores Wood, Miguel Torres, Andrew Dimas & Juan Lerma
 Land Use Statement **Disclosure of Interest** **Copy of Warranty Deed**
IF APPLICABLE:
 Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) Site Plan for PUD or Special Permit
 Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) Lien Holder Authorization
 Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

[Signature]
Owner or Agent's Signature
W. Alex May
Owner or Agent's Printed Name

[Signature]
GENERAL PARTNER
ROBERT P. MAY

[Signature]
Applicant's Signature
EUGENE C. JORDAN, JR
Applicant's Printed Name

Office Use Only: Date Received: 2-22-16 Received By: BKP ADP: SS
Rezoning Fee: \$1,976.75 + PUD Fee 0 + Sign Fee 10.00 = Total Fee \$1,986.75
No. Signs Required 1 @ \$10/sign Sign Posting Date: 3/4/16



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Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

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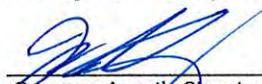
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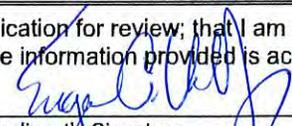
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I certify that I have provided the City of Corpus Christi with a *complete* application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.



Owner or Agent's Signature
W. Alex May

Owner or Agent's Printed Name



Applicant's Signature
EUGENE C. URBAN, JR

Applicant's Printed Name

Office Use Only: Date Received: _____ Received By: _____ ADP: _____
Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = **Total Fee** _____
No. Signs Required _____ @ \$10/sign Sign Posting Date: _____

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

2. Identify the existing land uses adjoining the area of request:

North - _____

South - _____

East - _____

West - _____



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: May Dev., L.P., a Texas limited partnership
STREET: P.O. Box 101 CITY: Beeville ZIP: 78104
FIRM is: Corporation Partnership Sole Owner Association Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>N/A</u>	_____
_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>N/A</u>	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	_____
_____	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: W. Alex May Title: Managing Member
(Print Name)

Signature of Certifying Person:  Date: 2-12-16



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Certifying Person: Xavier Galvan Title: Senior Planning Tech
 (Print)

Signature of Certifying Person: _____ Date: 2-22-16



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NAME: MAY DEV., LP, LLP
STREET: _____ CITY: _____ ZIP: _____
FIRM is: Corporation Partnership Sole Owner Association Other _____

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Name	Consultant
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_____	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: ROBERT A. MAY Title: GENERAL PARTNER
(Print Name)

Signature of Certifying Person: Robert A May Date: 3-23-16