

# PLANNING COMMISSION FINAL REPORT

Case No. 0621-02  
 INFOR No. 21ZN1019

**Planning Commission Hearing Date:** June 9, 2021

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Glenn Lyons <b>Applicant:</b> Glenn Lyons <b>Location Address:</b> 5839 Williams Drive <b>Legal Description:</b> Lots 20 and 21, Block 4, Gulfway Airline Park Unit 1, located at the southeast corner of the intersection of Williams Drive and Braeswood Drive, and east of South Staples Street.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "ON" Neighborhood Office District <b>Area:</b> 0.46 acres <b>Purpose of Request:</b> To allow for the construction of a small multi-tenant office building.			
<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>	"RS-6" Single-Family 6 District	Vacant	Commercial
	<i>North</i>	"CG-2" General Commercial District	Vacant and Commercial	Commercial and High Density Residential
	<i>South</i>	"ON" Neighborhood Office District	Professional Office and Medium Density Residential	Commercial and High Density Residential
	<i>East</i>	"RS-6" Single-Family 6 District and "CG-2" General Commercial District	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6 District	Public / Semi-Public and Medium Density Residential	High Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a commercial use. The proposed rezoning to the "ON" Neighborhood Office District is consistent with the adopted Comprehensive Plan (Plan CC). <b>City Council District:</b> 3 <b>Zoning Violations:</b> None			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 120 feet of street frontage Williams Drive which is designated as a “C3” Primary Collector Street and approximately 160 feet of street frontage Braeswood Drive which is designated as a “Local / Residential” Street. According to the Urban Transportation Plan, “C3” Primary Collector Streets can convey a capacity between 4,000 and 8,500 Average Daily Trips (ADT).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>Williams Drive</b>	“C3” Primary Collector	75’ ROW 50’ paved	100’ ROW 50’ paved	9,216 ADT (2015)
	<b>Braeswood Drive</b>	Local / Residential	50’ ROW 28’ paved	80’ ROW 54’ paved	Not Available

**Staff Summary:**

**Development Plan:** The subject property is 0.46 acres in size. The applicant is proposing a small multi-tenant office building.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single-Family 6 District, consists of vacant land, and has remained since annexation in 1954. To the north across Williams Drive are properties rezoned in 2014 to the “CG-2” General Commercial District and currently consists of two hotels. To the south are office buildings zoned “ON” Neighborhood Office District and a large apartment complex zoned “CG-2” General Commercial District. To the east is a single-family residential subdivision (Gulfway Airline Park Unit 1; 1954) zoned “RS-6” Single-Family 6 District. To the west, across Braeswood Drive, is an office building zoned “RS-6” Single-Family 6 District and a large apartment complex zoned “CG-2” General 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:** 8-inch C900 line located along Braeswood Drive.

**Wastewater:** 8-inch VCP line located along Braeswood Drive.

**Gas:** 6-inch Service Line located along Williams Drive.

**Storm Water:** Road inlets located along Williams Drive.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a commercial use. The proposed rezoning to the “ON” Neighborhood Office 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).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Attract diverse, new, commercial development to vacant, non-residential, infill parcels. (Southside ADP Policy Statement 5).

**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 adjacent properties.
- Adjacent properties consist of lots rezoned in 2002 to the “ON” Neighborhood Office District.
- The “ON” Neighborhood Office District is a transitional district and limits the size of retail and restaurant uses. Additionally, the “ON” Neighborhood Office does not allow bars, pubs, taverns, or nightclubs.

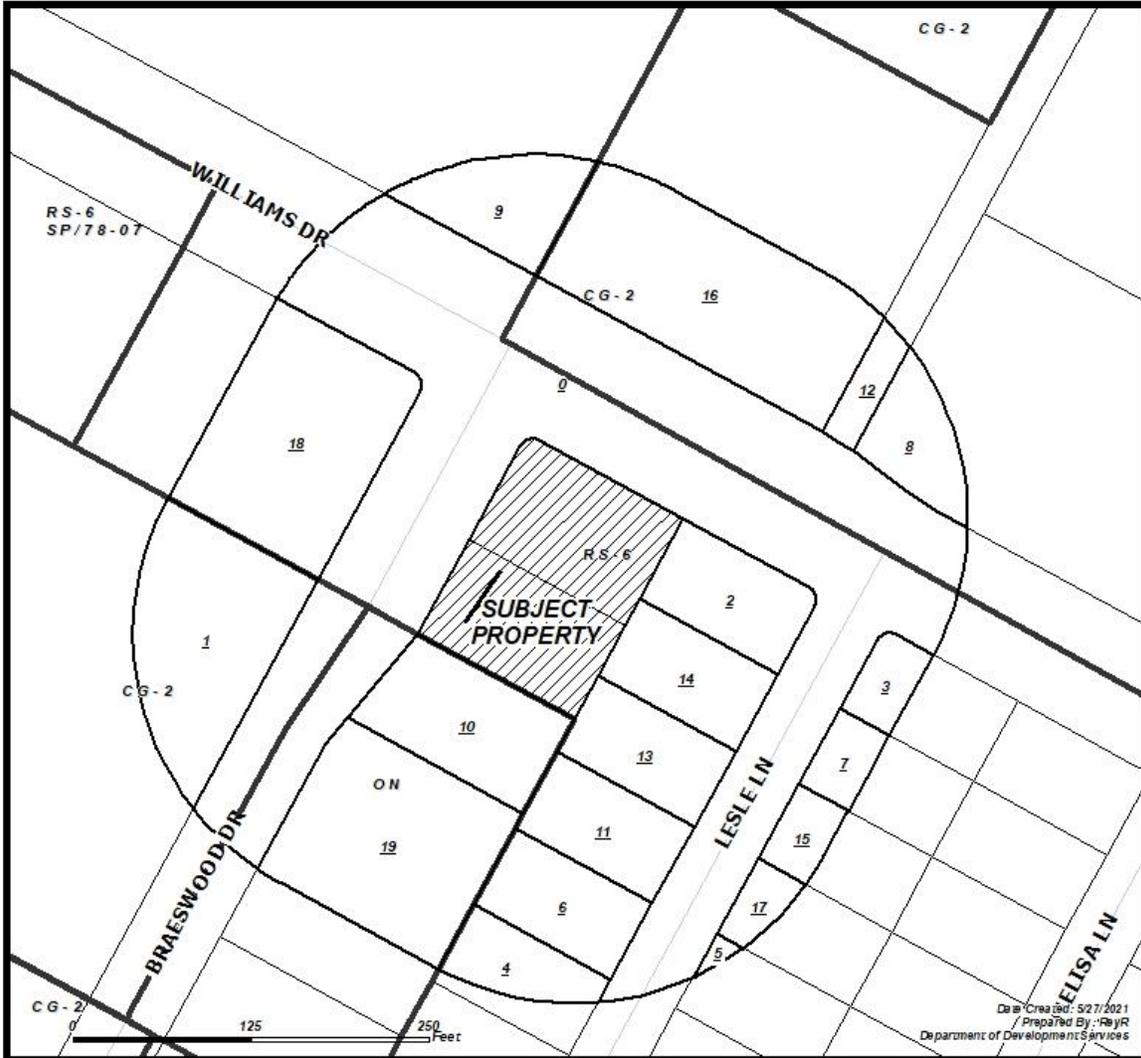
**Planning Commission and Staff Recommendation (June 9, 2021):**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “ON” Neighborhood Office District.

<b>Public Notification</b>	Number of Notices Mailed – 19 within 200-foot notification area. 1 outside notification area
	<b><u>As of June 4, 2021:</u></b>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totalling 2.97% 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)



**CASE: 0621-02**  
**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
PRO Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.6 Single-Family 4.6
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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  
 Owners within 200' listed on attached ownership table  
 Owners in opposition



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 commission 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. 0621-02**

**Glenn Lyons** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"ON" Neighborhood Office District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**5839 Williams Drive and described as Lots 20 and 21, Block 4, Gulfway Airline Park Unit 1, located at the southeast corner of the intersection of Williams Drive and Braeswood Drive, and east of South Staples Street.**

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 on **Wednesday, June 9, 2021**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

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

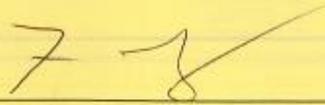
NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Fred Rich

Address: 203 Long Rd City/State: Portland Texas

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-682 9744

REASON: I OWN 1701 Leslie Dr. and appeal

  
\_\_\_\_\_  
Signature

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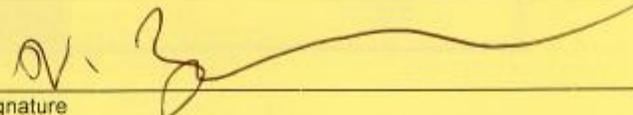
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Printed Name: Ningxi Zhu  
Address: 1718 Braeswood City/State: Corpus Christi, TX  
 IN FAVOR    ( ) IN OPPOSITION    Phone: 361 992 8500  
REASON:

  
Signature