

# PLANNING COMMISSION REPORT

Case No. 1114-02  
 HTE No. 14-10000036

Planning Commission Hearing Date: November 19, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> James D. Preis</p> <p><b>Legal Description/Location:</b> Being a 5.007-acre tract of Lot 17, Section 52 out of the Flour Bluff &amp; Encinal Farm &amp; Garden Tracts located on the southeast corner of Yorktown Boulevard and Waldron Road.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District and the "RMH" Manufactured Home District  <b>To:</b> "IL" Light Industrial District  <b>Area:</b> 5.007 Acres  <b>Purpose of Request:</b> To allow the development of a boat and RV storage facility.</p>			
<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>		"RMH" Manufactured Home and "RS-6" Single-Family 6	Vacant	Mobile Home and Low Density Residential
<i>North</i>		"RS-6" Single-Family 6 and "CG-1" General Commercial	Public Semi-Public and Vacant	Commercial
<i>South</i>		"RMH" Manufactured Home	Manufactured Home and Horse Stable	Mobile Home
<i>East</i>		"RMH" Manufactured Home and "RS-6" Single-Family 6	Vacant	Mobile Home and Low Density Residential
<i>West</i>		"FR" Farm Rural	Mobile Home and Vacant	Agricultural/Rural
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for mobile home and low density residential use. The proposed rezoning to the "IL" Light Industrial District is not consistent with the adopted Future Land Use Plan or the Flour Bluff Area Development Plan.  <b>Map No.:</b> 037027  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 315 feet of street frontage along Yorktown Boulevard, which is designated as a “C2” Collector Street, and 615 feet of street frontage along Waldron Road, which is designated as an “A1” Minor Arterial Undivided Street.				
<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 (2013)</b>
	Yorktown Boulevard	“C2” Collector Street	65’ ROW 41’ paved	105’ ROW 45’ paved	2,222 ADT
	Waldron Road	“A1” Minor Arterial Undivided Street	95’ ROW 64’ paved	75’ ROW 36’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District and the “RMH” Manufactured Home District to the “IL” Industrial District to allow the construction of an RV and boat storage facility.

**Development Plan:** The applicant is proposing to develop the property for a gated-access boat storage facility with covered parking stalls for RVs and enclosed storage stalls, each not to exceed 450 square feet. The development will follow the dimensions and details outlined in the attached site plan.

**Existing Land Uses & Zoning:**

The subject property is vacant with overgrown brush and a cattle fence with a sign advertising horse boarding. It is located at the southeast corner of the intersection of Waldron Road and Yorktown Boulevard. South of the property is an existing manufactured home adjacent to the Corpus Christi Riding Center – a horse training and riding center equipped with horse stables – zoned for “RMH” Residential Manufactured Home District. West of the property, across Waldron Road, is vacant land and an adjacent mobile home, both zoned for “FR” Farm Rural District. North of the property, across Yorktown Boulevard, is vacant land zoned “CG-1” General Commercial District. Northwest of the property is the Casa Blanca Estates subdivision zoned “RS-6” Single-Family 6 District. East of the property is vacant land, zoned for both the “RS-6” Single-Family 6 District and the “RMH” Residential Mobile Home 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:** The subject property is within the boundaries of the Flour Bluff Area Development Plan (ADP) and the proposed rezoning is not consistent with the adopted Future Land Use Plan, which

slates the property for low density residential and manufactured housing. The proposed development, however, is consistent with elements of the Flour Bluff ADP.

**Plat Status:** The subject property is not platted.

**Department Comments:**

- This property is on the corner of two major road intersections in the Flour Bluff Area – Waldron Road and Yorktown Boulevard. The intersection of these two roads serves as an outer arterial belt connecting the Southside area to the Flour Bluff area. Non-residential uses are considered most suitable next to higher capacity roads.
- The proposed development is just outside of an accident potential zone (APZ) adjacent to Waldron Field. However, a portion of the property to the south touches the APZ-II Zone. The property is within the area affected by noise from aircraft taking off and landing at Waldron Field. City staff strongly encourages either estate residential or commercial development for change of zoning requests in this area because of the proximity to the U.S. Navy's designated accident potential zones from Waldron Field.
- Furthermore, the Flour Bluff ADP calls for the approval of more commercial and industrial uses between Flour Bluff Drive and Laguna Madre where there is existing adjacent commercial. There is commercial zoning across Yorktown Boulevard from the subject property requesting the zoning change.
- With the required conditions listed in the UDC and the Special Permit conditions, the proposed development would provide less of a negative impact to the adjacent estate residential properties.
- Property owner plans to extend sanitary sewer services approximately 773 feet off-site and across the face of his property along Yorktown Boulevard to where it intersects with Waldron Road. The sewer service extension will be a plat requirement for the property and follows the Flour Bluff ADP plan, which calls for sanitary sewer line extensions and the continued elimination for on-site disposal systems.
- The zoning recommendation is consistent with the city's Comprehensive Plan, particularly because it considers the adjacent residential zones and proximity to Waldron Field. It conforms to the eclectic use of nearby properties – including storage units, horse stables, a mobile home park and estate residential – at the corner of a well-traveled intersection of Waldron Road and Yorktown Boulevard in close proximity to Oso Bay and Laguna Madre. The zoning minimizes any negative impact on surrounding properties by including the required buffer yards.
- **Requires  $\frac{3}{4}$  vote**

**Planning Commission and Staff Recommendation:**

Denial of the change of zoning from the "RS-6" Single-Family 6 District and "RMH" Residential Manufactured Home District to the "IL" Light Industrial District and, in lieu thereof, approval of a change of zoning to the "CN-1/SP" Neighborhood Commercial District with Special Permit for a boat storage facility subject to a site plan and the following conditions.

**Special Permit Conditions:**

The following development conditions are in addition to the UDC requirements for commercial zoning districts. The special conditions outlined below address any negative impacts to the adjacent residential properties and the increased square footage of the units.

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a boat and RV storage facility.
2. **Buffer Yard:** On the eastern property line, a Type C Buffer Yard is required. A Type C Buffer Yard calls for a 15-foot wide landscaped buffer yard and 15 buffer points to be installed, maintained, and remain in place as long as residential districts or uses are adjacent. On the southern property line, a Type A Buffer Yard is required. A Type A Buffer Yard consists of a minimum 10-foot-wide buffer yard plus five buffer points to be installed, maintained, and remain in place as long as residential districts or uses are adjacent.
3. **Lighting:** All lighting shall be shielded away from residential areas and pole lights shall be of the full cut-off type. Freestanding pole lights are not allowed within 50 feet of the property line of residential zoning districts.
4. **Vehicle Stacking:** A minimum of four off-street vehicle stacking spaces designed in accordance with the standards of the Unified Development Code (UDC) shall be provided between the public right-of-way and the front access gate of the storage facility.
5. **Storage Space:** The maximum allowable storage space for a single boat storage unit shall not exceed 455 square feet and each unit shall only house a single boat. The overhead doors for the storage units should only face north and south.
6. **On-site Operations:** No cleaning, purging, or maintenance of marine engines shall be permitted.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

<b>Public Notification</b>	Number of Notices Mailed – 8 within 200-foot notification area 5 outside notification area
	<b><u>As of November 24, 2014</u></b>
	In Favor – 1 inside notification area – outside notification area
	In Opposition – 2 inside notification area – 1 outside notification area
	Totaling 27.89% of the land within the 200-foot notification area in opposition.

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan