

# PLANNING COMMISSION FINAL REPORT

Case No.: 0414-04

HTE No. 14-10000012

Planning Commission Hearing Date: April 9, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Developer:</b> Jeffrey Evan Dinger  <b>Applicant/Owners:</b> BCH Investment Group, LLC  <b>Legal Description/Location:</b> Being an 8.080-acre tract of land out of Lots 23 and 24, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, located along the west side of South Staples Street (FM 2444), approximately 400 feet south of Yorktown Boulevard.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RM-2" Multifamily 2 District  <b>To:</b> "CG-2" General Commercial District  <b>Area:</b> 8.080 acres  <b>Purpose of Request:</b> To allow for the development of a family entertainment venue.</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>	"RM-2" Multifamily 2	Vacant	Medium Density Residential
	<i>North</i>	"CG-2" General Commercial	Church	Commercial
	<i>South</i>	"CG-2" General Commercial	Commercial/Vacant	Commercial
	<i>East</i>	"CG-2" General Commercial	Commercial	Commercial
	<i>West</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for medium density residential uses. The proposed change of zoning to the "CG-2" General Commercial District is not consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 045031  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property is located on South Staples Street (FM 2444), a TxDOT highway with an existing classification of “A2” Secondary Arterial with four travel lanes and median. The Level of Service (LOS) for in this segment of South Staples Street is LOS “A,” which means the highway currently has “good flow”. For this type of street “good flow” is less than 16,100 average daily trips (ADT) and “tolerable” flow” is between 16,101 and 19,100 ADT. If this rezoning is approved, a general commercial retail use allowed by the “CG-2” General Commercial District can be estimated to generate approximately 4,400 ADT on a Saturday, which is about 2.8 times as much traffic as an apartment complex would generate. A movie theater and bowling alley would have generated 5,500 ADT, which is about 3.5 times as much traffic on a Saturday than apartments would generate. Traffic volumes (January 2014) on South Staples Street are about 7,800 ADT. Also, note that the City’s Urban Transportation Plan calls for South Staples Street to become a larger “A3” Primary Arterial with six travel lanes.</p>				
<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 (2014)</b>
	Staples St. (FM 2444)	<b>Proposed:</b> “A3” Primary Arterial <b>Existing:</b> “A2” Secondary Arterial	130’ ROW 79’ paved with median	100’ ROW 65’ paved with median	7,779 Average Daily Trips

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the “RM-2” Multifamily 2 District to the “CG-2” General Commercial District to allow construction of a commercial indoor recreation facility.

**Development Plan:** The 8.08-acre tract would be used together with the front portion of the property for development of a family entertainment venue. As shown on the site plan, the owner proposes to develop the property with a 1,300-seat movie theater, eight-lane bowling alley, laser tag and arcade. The 65,000-square foot development will provide over 700 paved parking spaces with lighting. Lighting will require compliance to the Outdoor Lighting standards in the Unified Development Code. The “CG-2” District would require the rear and side yard setback to be a minimum of ten feet. The building will have to meet the setback based on building height where adjacent to the residential neighborhood. A Type C buffer, which consists of a 15-foot wide buffer yard and 15 buffer points, would be required between the “CG-2” and “RS-4.5” Districts along the west property boundary adjacent to the residential district.

**Existing Land Uses & Zoning:** The subject property is vacant and zoned “RM-2” Multifamily 2 District. North of the subject property is a church in the “CG-2” General Commercial District. South of the subject property is a self-storage facility in the “CG-2” General Commercial District. West of the subject property is a single-family neighborhood zoned “RS-4.5” Single-Family 4.5 District. To the east of the subject property and across South Staples Street (FM 2444) is a shopping center zoned “CG-2” General Commercial District. Also, to the southeast across South Staples Street is a shopping center in the “CN-1” Neighborhood Commercial District.

**AICUZ:** The subject property is not located in a Navy Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The subject property will require a replatting with all infrastructure and public improvements constructed in accordance with the Unified Development Code and all applicable Master Plans.

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is in the Southside Area Development Plan (ADP) and the proposed rezoning is not consistent with the adopted Future Land Use Plan, which slates the property for multifamily uses.

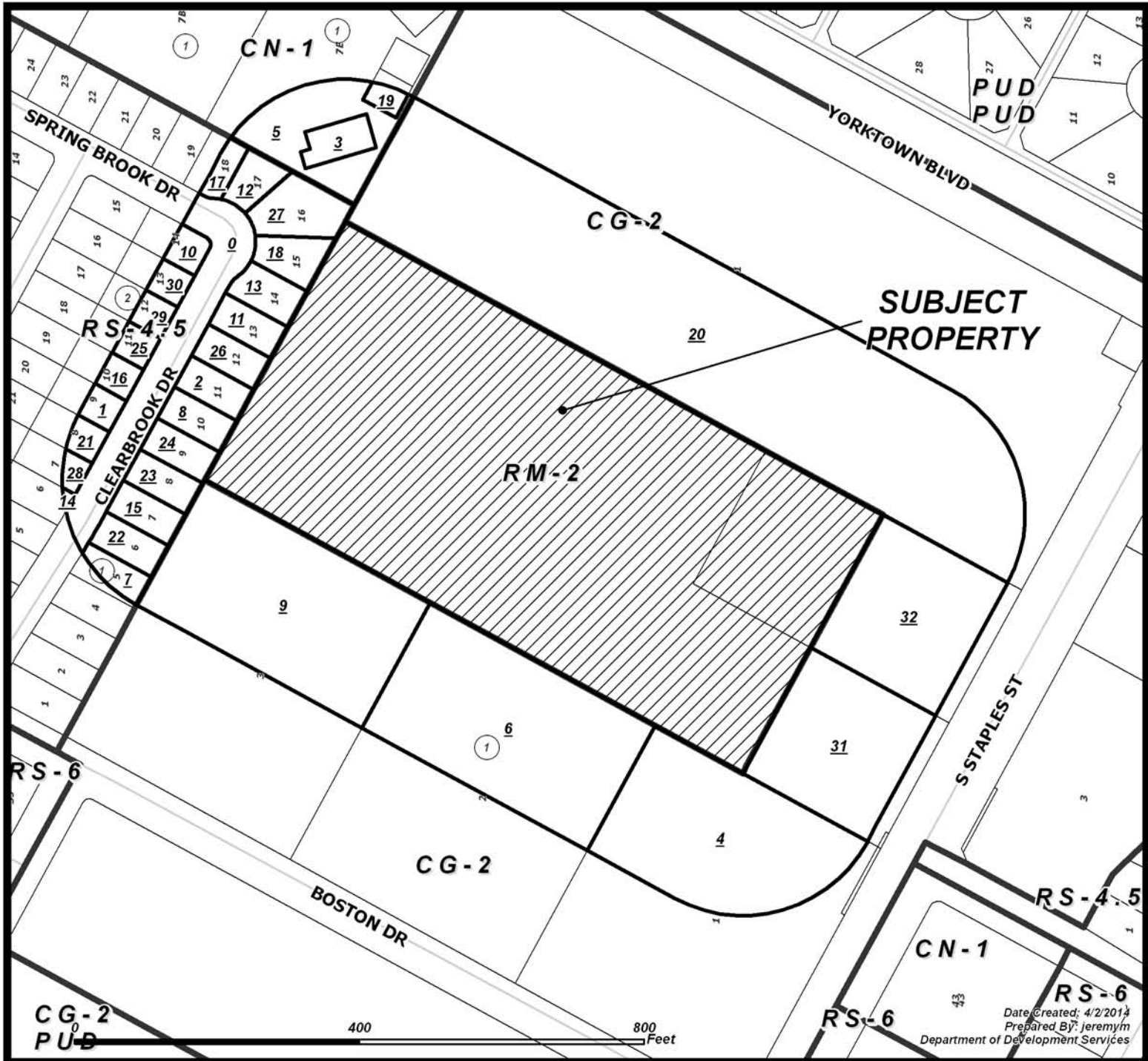
**Department Comments:**

- The proposed rezoning is compatible with the current zoning and development patterns of the abutting properties to the north, south and east.
- Rezoning the subject property to the “CG-2” General Commercial District would be an expansion of the existing “CG-2” District to north and south.
- The subject property was zoned “CG-2” General Commercial District prior to 2004, when the zoning was changed to the “RM-2” Multifamily 2 District for a project that failed to develop.
- The property to be rezoned is suitable for uses permitted by the requested “CG-2” District.
- The proposed rezoning would not have a significant negative impact the surrounding properties and the property to be rezoned is suited for commercial uses.
- The buffer yard, outdoor lighting standards, and the building setback from single-family dwellings based on building height will minimize the impact of commercial development on the adjacent single-family dwellings to the west.

**Planning Commission and Staff Recommendation (April 9, 2014):**

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

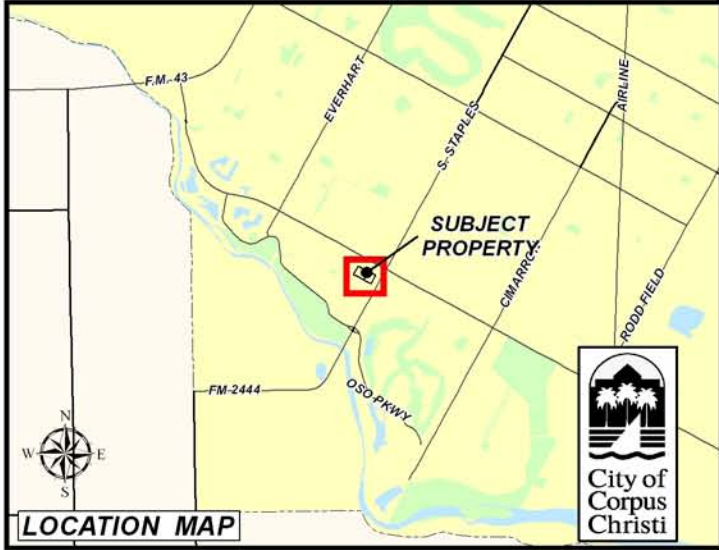




## CASE: 0414-04 ZONING & NOTICE AREA

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	

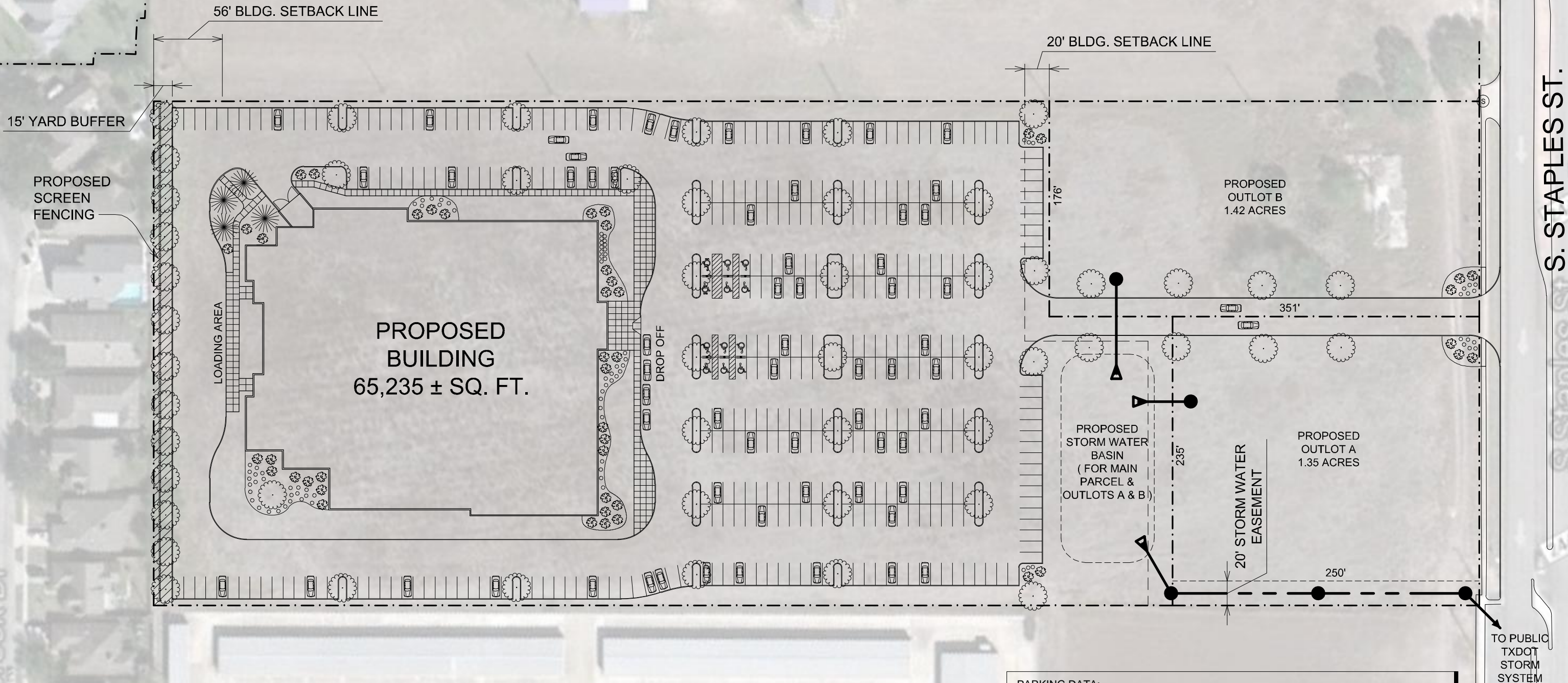
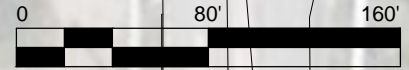
- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition





**paradigm  
design**

**ARCHITECTS**      **CIVIL ENGINEERS**  
 550 3 Mile Road N.W., Suite B      (616) 785-5656  
 Grand Rapids, MI 49544      www.ParadigmAE.com  
**JOB # 1402017**  
**FIRM # F-13069**

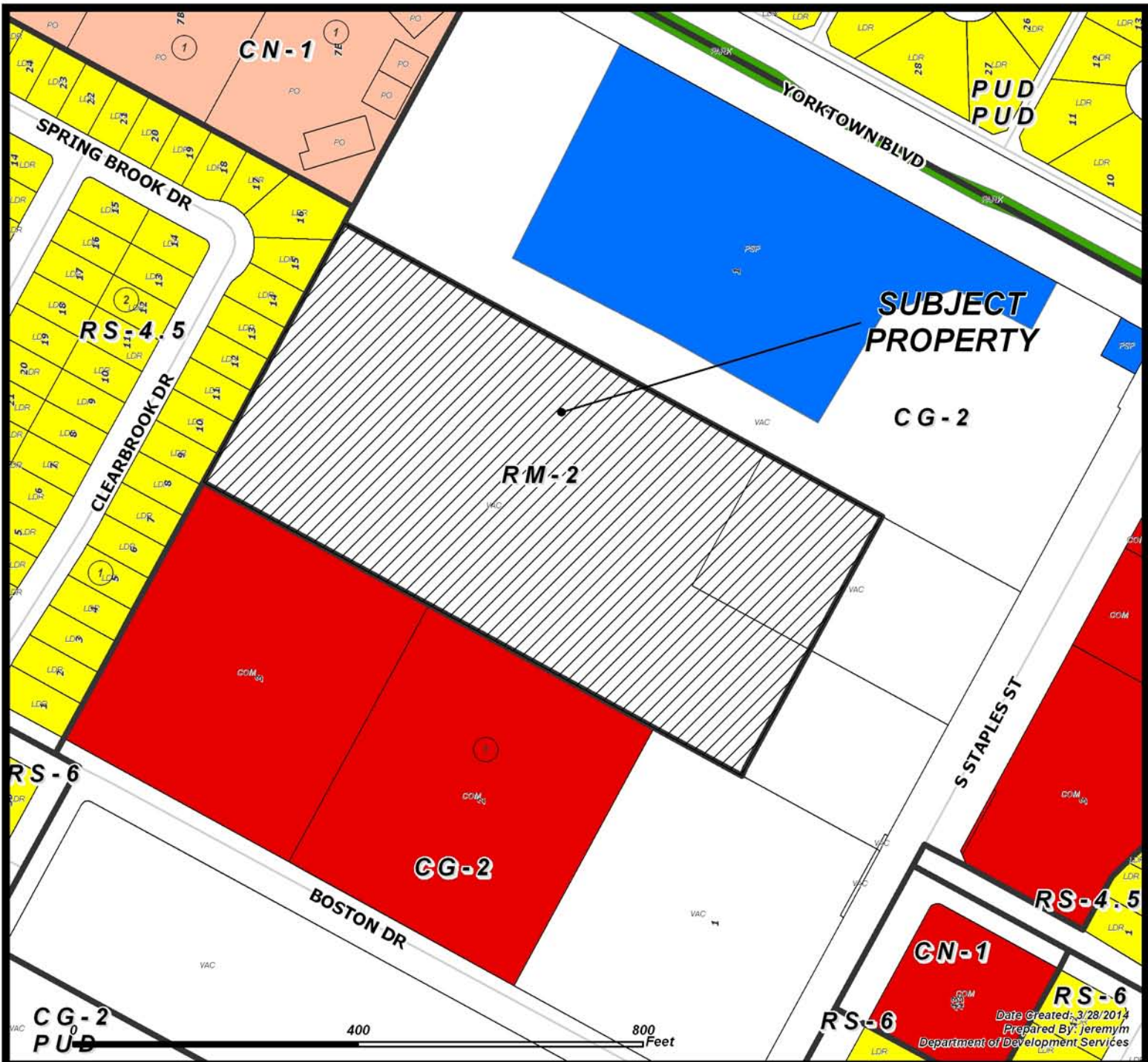


**PRELIMINARY CONCEPT PLAN**  
**FAMILY ENTERTAINMENT CENTER**  
**CORPUS CHRISTI, TEXAS**  
 04-22-2014

PARKING DATA:	
THEATRE REQUIRED PARKING :	1,014 SEATS / 4 SEATS PER STALL = 254 STALLS
F.E.C. :	32, 860 SQ. FT. / 175 SQ. FT. PER STALL = 188 STALLS
TARGET STALLS =	442
PARKING STALLS PROVIDED =	429

TO PUBLIC  
TXDOT  
STORM  
SYSTEM

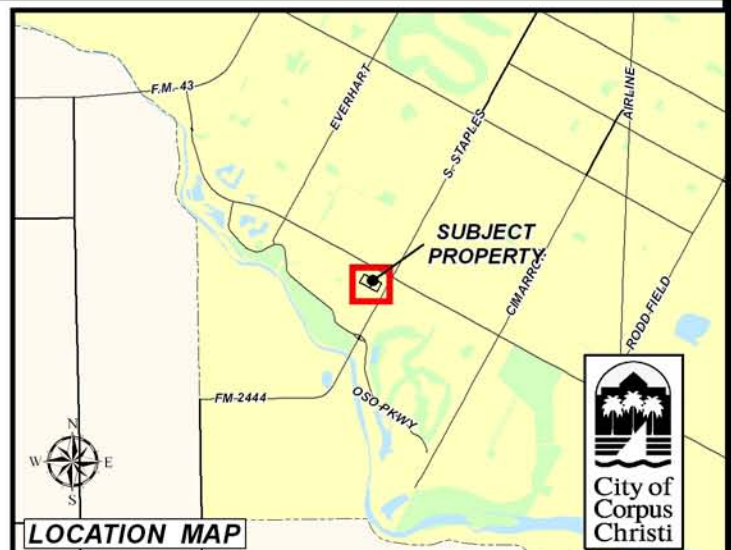




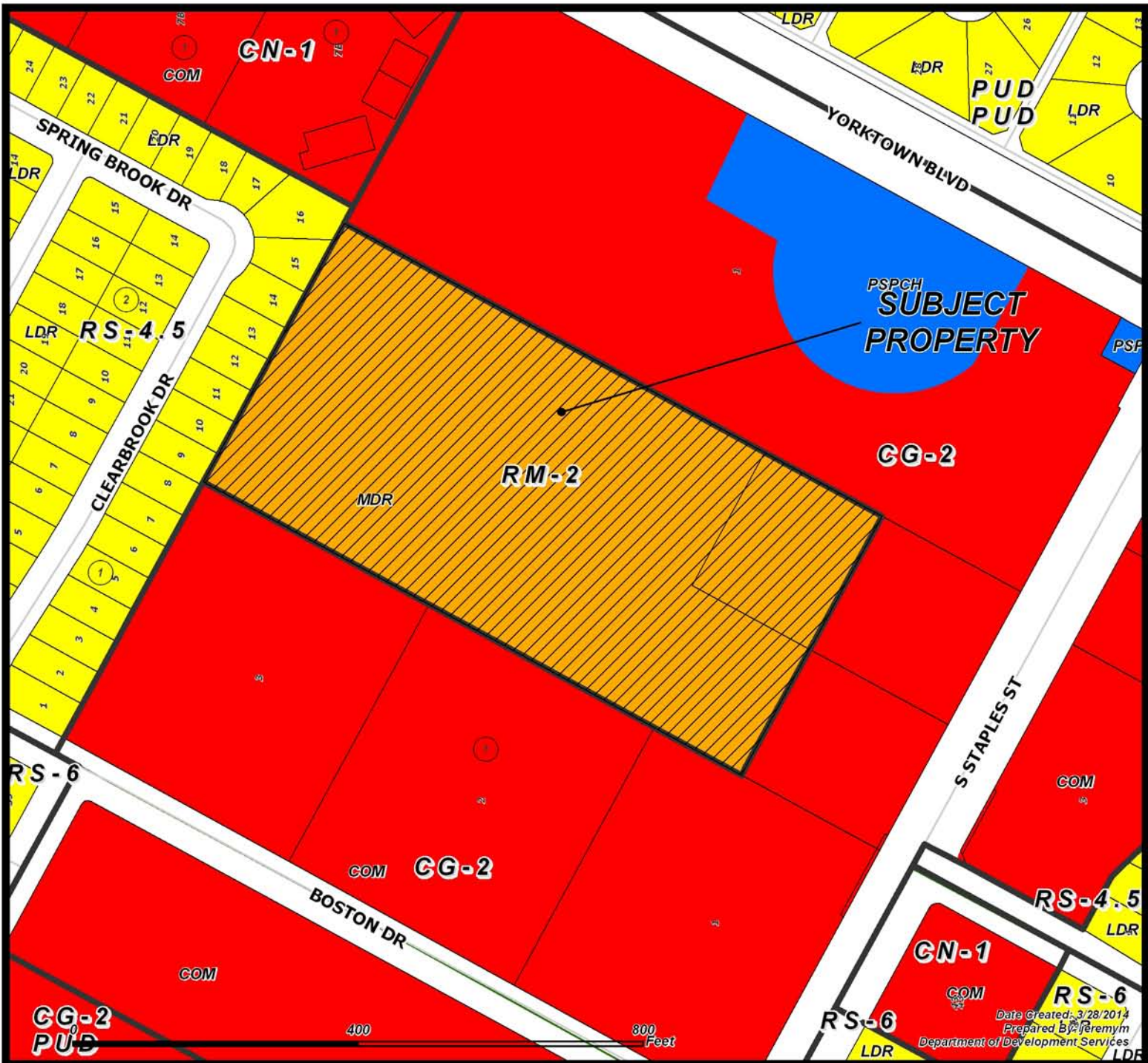
## CASE: 0414-04 EXISTING LAND USE

<b>ER</b> Estate Residential - ER	<b>LI</b> Light Industrial - LI
<b>LDR</b> Low Density Res. - LDR	<b>HI</b> Heavy Industrial - HI
<b>MDR</b> Med Density Res. - MDR	<b>PSP</b> Public Semi-Public - PSP
<b>HDR</b> High Density Res. - HDR	<b>Park</b> Park
<b>MH</b> Mobile Home - MH	<b>DC</b> Drainage Corridor - DC
<b>VAC</b> Vacant - VAC	<b>CP</b> Conservation/Preservation - CP
<b>PO</b> Professional Office - PO	<b>Water</b> Water
<b>COM</b> Commercial - COM	

Map Scale: 1:2,400







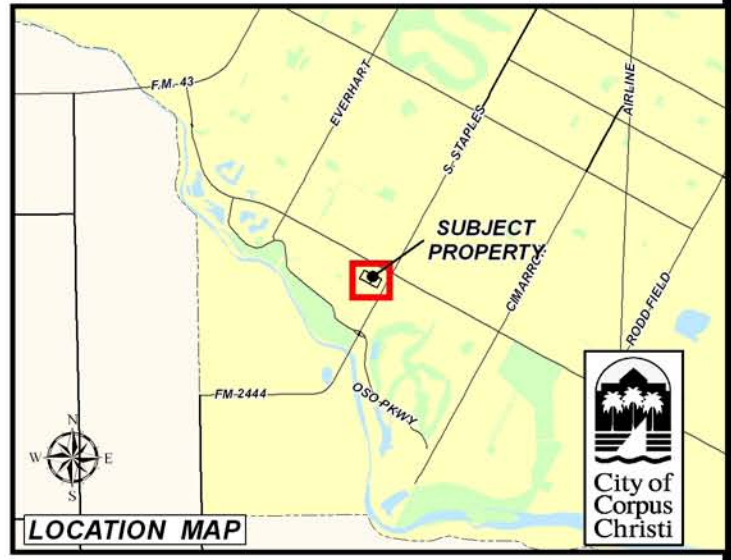
Date Created: 3/28/2014  
 Prepared By: Jeremy  
 Department of Development Services

### CASE: 0414-04 FUTURE LAND USE

- |                             |                                   |
|-----------------------------|-----------------------------------|
| AR Agricultural/Rural - AR  | TOR Tourist - TOR                 |
| ER Estate Residential - ER  | RBP Research/Business Park - RBP  |
| LDR Low Density Res. - LDR  | LI Light Industrial - LI          |
| MDR Med Density Res. - MDR  | HI Heavy Industrial - HI          |
| HDR High Density Res. - HDR | PSP Public Semi-Public - PSP      |
| MH Mobile Home - MH         | Park                              |
| VAC Vacant - VAC            | DC Drainage Corridor - DC         |
| PO Professional Office - PO | DP Dredge Placement - DP          |
| COM Commercial - COM        | Water                             |
|                             | CP Conservation/Preservation - CP |

- Transportation Plan**
- |                 |                 |
|-----------------|-----------------|
| <b>Existing</b> | <b>Proposed</b> |
| Expressways     | Expressways     |
| Arterials       | Arterials       |
| Collectors      | Collectors      |
| Parkway         | Parkway         |
| Railroad        | Railroad        |

Map Scale: 1:2,400





# Future Land Use Map

