

PLANNING COMMISSION FINAL REPORT

Case No. 1213-03
 HTE No. 13-10000042

Planning Commission Hearing Date: December 4, 2013

Applicant & Legal Description	<p>Applicant/Owner: Spear Consolidated, Ltd. Representative: Morgan Spear Legal Description/Location: Being a 4.07-acre tract of land out of a portion of Lot 5, Section 8, Bohemian Colony Lands, located on the north side of Saratoga Boulevard (SH 357) approximately one-half mile east of Ayers Street (SH 286 Business).</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "CG-2" General Commercial District Area: 4.07 acres Purpose of Request: To allow construction of a retail store.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Commercial
	<i>North</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>South</i>	"FR" Farm Rural	Public/Semi-Public (Navy Airfield)	Public/Semi-Public
	<i>East</i>	"RS-6" Single-Family 6	Public/Semi-Public (Parochial School)	Public/Semi-Public
	<i>West</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
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 a commercial use. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan and the Southside Area Development Plan. Map No.: 048036 Zoning Violations: None</p>			

Transportation	<p>Transportation and Circulation: The subject property has approximately 355 feet of street frontage along Saratoga Boulevard (SH 357), which is an A3 Primary Arterial street. With required street construction from platting requirements, the subject property will have 500 feet of street frontage along Allencrest Drive, a proposed “C1” Residential Collector street. A right turn lane from Allencrest Drive onto Saratoga Boulevard may be required to aid in circulation. Access onto Saratoga Boulevard must be in accordance with Texas Department of Transportation Access Management standards.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Saratoga Boulevard	“A3” Primary Arterial	130’ ROW 95’ paved w/median	125’ ROW 100’ paved w/median	E 5,080 ADT W12,318 ADT
	Allencrest Drive	Residential Collector	60’ ROW 28’ paved	Not existing	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District to allow construction of a retail use.

Development Plan: The proposed rezoning is south of the Crestmont Subdivision. The applicant is proposing to develop the property for a Tractor Supply Company, retail store, on a 4.07-acre tract of land. The proposed 19,097 square foot retail store will also have outside retail and display that is allowed in the “CG-2” General Commercial District. At a minimum, the Unified Development Code would require a 20-foot yard requirement along Saratoga Boulevard, and a buffer yard of 15 feet with 15 points would be required along the north, east, and west property lines abutting single-family zoning. The site is proposed to have access from Allencrest Drive and Saratoga Boulevard (SH 357)

Existing Land Uses & Zoning: North of the subject property is vacant land zoned “RS-6” Single-Family 6 District. East of the subject property is a private school, John Paul II High School, zoned “RS-6” Single-Family 6 District. South of the subject property across Saratoga Boulevard is the Navy’s Cabaniss Field zoned “FR” Farm Rural District. West of the subject property is vacant land zoned “RS-6” Single-Family 6 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 located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the “CG-2” General Commercial District is consistent with the Southside ADP and the adopted Future Land Use Plan’s designation of the property as commercial. Additionally, the following are pertinent elements of the Comprehensive Plan that should be considered:

- Preserve and protect the residential nature of future residential subdivisions adjacent of the commercial use. (Southside Area Development Plan, Policy Statement B.5).
 - o The development will provide buffer requirements consisting of 15 feet of pervious material along with a buffer feature meeting a point system outlined in the Unified Development Code.
- The minimization of curb and median cuts along arterial streets within the Plan Area is a goal of the Southside ADP and part of TxDOT’s access management manual (Southside ADP, Policy Statement B.3).
 - o Shared access drives will be required along with unobstructed vehicular access across lot lines to aid in circulation of traffic.
- Expansion of commercial uses into or within residential areas may be permitted only if such expansion maintains or improves the residential desirability of the impacted neighborhood (Comprehensive Plan, Commercial Policy Statement d).

Plat Status: In order to construct the proposed retail facility, the property will need to be platted.

Department Comments:

- The proposed rezoning would not negatively impact the surrounding residential properties and the property to be rezoned is consistent with the Future Land Use Plan’s designation of the property as a commercial use.
- The property is suited for the proposed uses.
- The commercial use is consistent with the Comprehensive Plan.
- General Commercial uses are appropriate where they have access to a major arterial street.

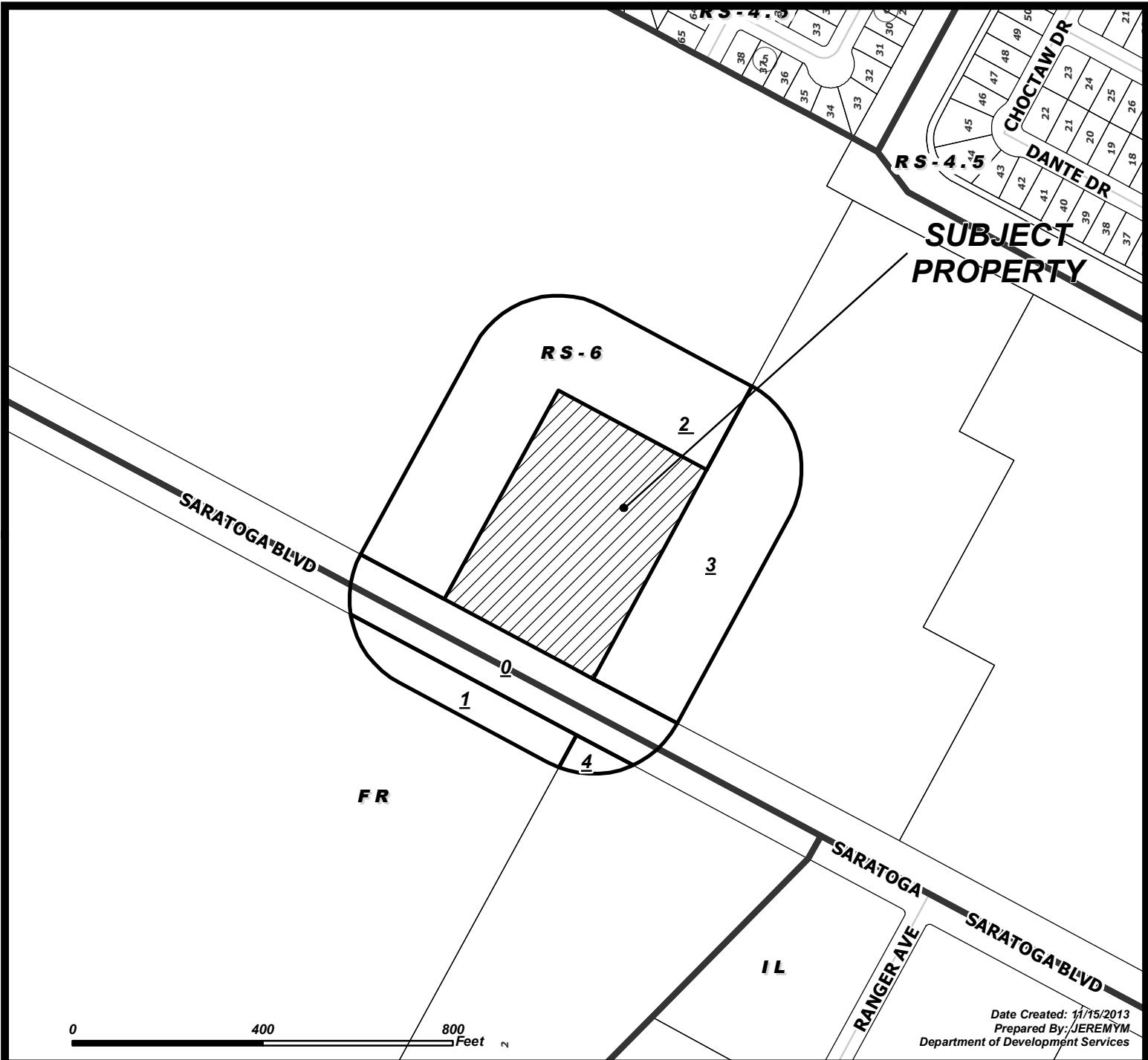
Planning Commission and Staff Recommendation (December 4, 2013):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 3 within 200-foot notification area 2 outside 200-foot notification area
	<u>As of December 19, 2013:</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:

- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan



**SUBJECT
PROPERTY**

RS-6

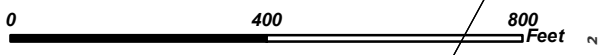
SARATOGA'BLVD

FR

IL

RANGER AVE

SARATOGA'BLVD

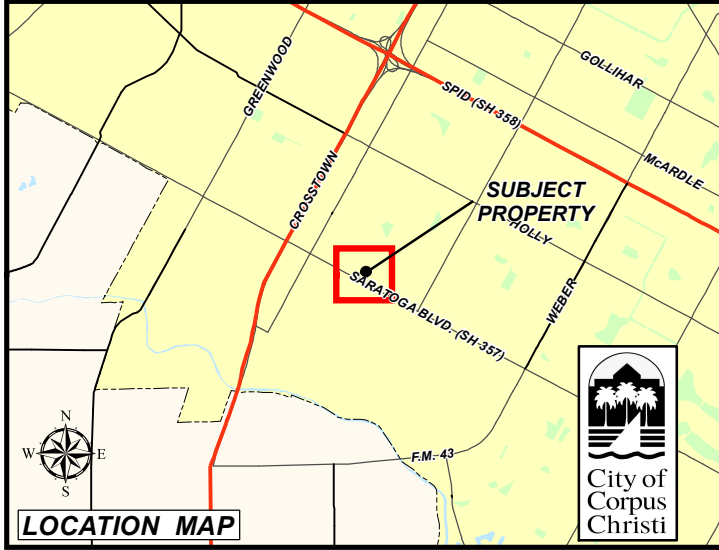


Date Created: 11/15/2013
Prepared By: JEREMY M.
Department of Development Services

**CASE: 1213-03
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	

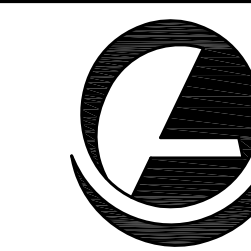
- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



**SUBJECT
PROPERTY**



LOCATION MAP

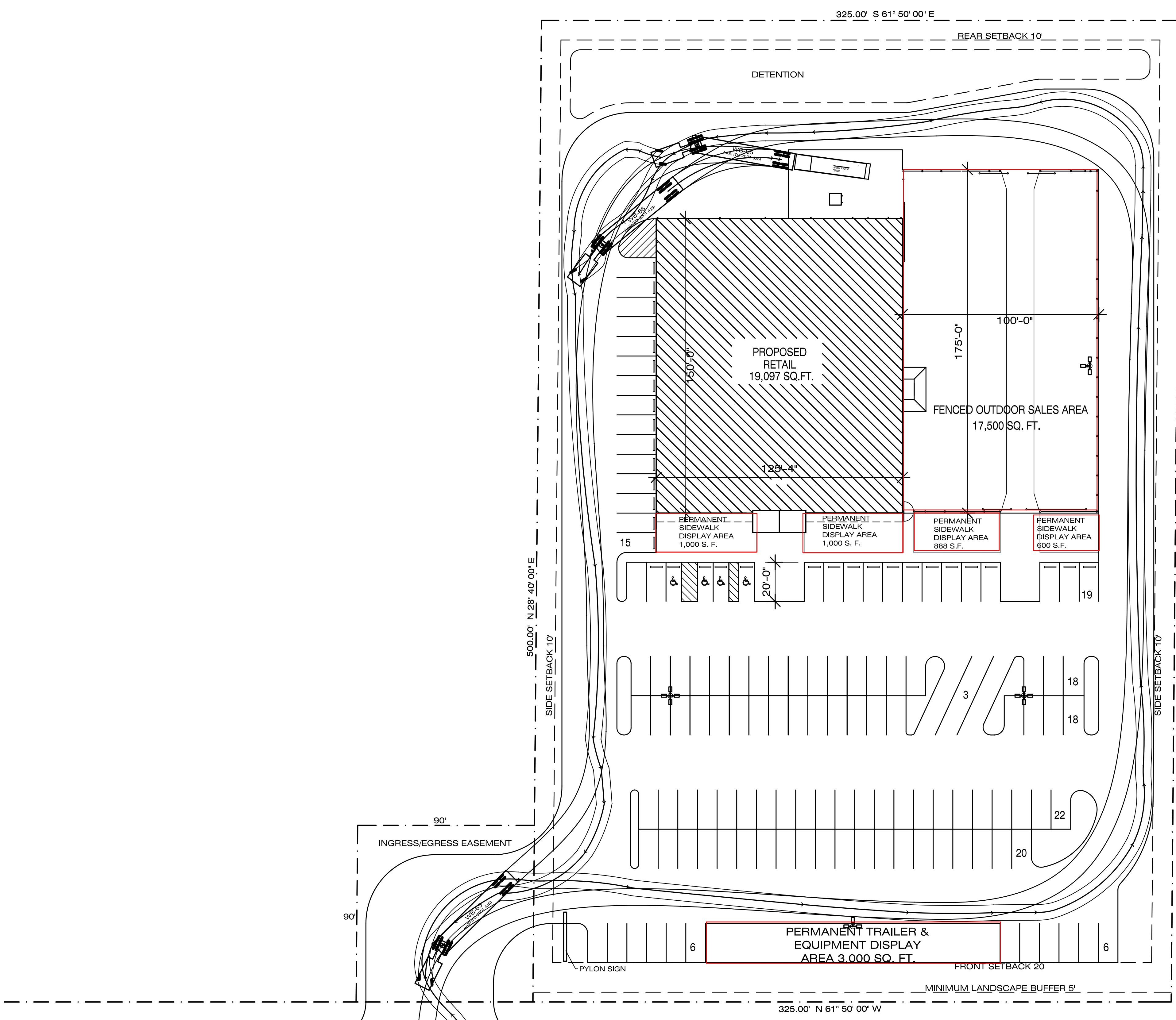


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CORPUS CHRISTI
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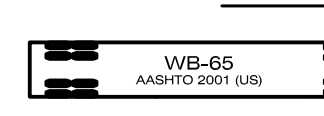
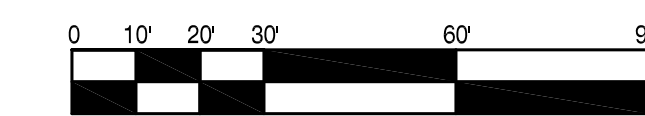


SARATOGA BLVD

SITE APPROX. 3.73 ACRES
 PARKING REQUIRED - (BUILDING AND DISPLAY AREAS)
 20,000 S.F./ 250 SPACES PER S.F. = 80 SPACES + 23,085/
 500 S.F PER SPACE = 127 SPACES
 PARKING PROVIDED = 127 SPACES

SITE PLAN

SCALE: 1" = 30'



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Job Number: 0559.055

Date: 04.22.2013

Revisions:

Drawn By:

Checked By:

Sheet Number: