

PLANNING COMMISSION FINAL REPORT

Case No. 0515-04

HTE No. 15-10000025

Planning Commission Hearing Date: May 20, 2015

Applicant & Legal Description	<p>Applicant/Owner: Magellan Terminals Holdings, L.P. Representatives: Michael Pearson Legal Description/Location: Lots 14, 15, 16, and 17, Country Club Place, located on the north side of Interstate Highway 37 Access Road, south of Tribble Lane and west of Poth Lane.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "ON" Office District Area: 1.51 acres Purpose of Request: To allow construction of a one-story office building.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RS-6" Single-Family	Vacant	Low Density Residential
<i>North</i>		"CG-1" General Commercial	"IH" Heavy Industrial	Commercial
<i>South</i>		"RS-6" Single-Family 6	Vacant	Low Density Residential
<i>East</i>		"RS-6" Single-Family 6	Vacant	Low Density Residential
<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 Westside Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "ON" Office District is not consistent with the adopted Future Land Use Plan or the Westside Area Development Plan. Map No.: 049045 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property is located on the north side of Interstate Highway 37 Access Road, south of Tribble Lane and west of Poth Lane. The right-of-way to the property has been closed and dispersed to the adjacent property owners. The applicant owns the adjacent 101 acres of property to the north of the subject property and has submitted a re-plat of four lots affected by the re-zoning request to provide access to Poth Lane.</p>			

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “ON” Office District to allow construction of a one-story office building.

Development Plan: The proposed rezoning is to allow for the development of a single-story, pre-engineered 15,000-square-foot office building, which will serve approximately 150 employees. It will house the plant control room for Magellan’s industrial services to the north. The proposed height of the building is planned to be about 18 feet with a corrugated steel exterior. The parking lot will have approximately 74 spaces. This project will be completed in one phase. Employees and staff will occupy the building 24 hours a day, 365 days of the year.

At a minimum, the Unified Development Code would require a Type A Buffer Yard for the proposed redevelopment. “Type A” Buffer Yard requirements include a 5 buffer points at the eastern and western property lines adjacent to the “RS-6” Single-Family 6 District. The site is proposed to have access from Poth Lane. The new access drive will serve as the property’s street yard. No access is proposed to the south along a private access drive previously a public street called Country Club Place.

Existing Land Uses & Zoning: North of the subject property is zoned “CG-1” General Commercial with existing industrial uses. South, east and west of the subject property is zoned “RS-6” Single-Family 6 District and is vacant.

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 Westside Area Development Plan (ADP). The proposed rezoning to the “ON” Office District is not consistent with the Westside ADP or the adopted Future Land Use Plan’s designation of the property as low density residential. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- High-intensity commercial and industrial areas should be buffered to provide transition from residential areas through the existence of (b) public institutional buildings (d) scale of design. (Westside Area Development Plan, Policy Statement C.5).
- Industrial properties should be required to minimize undesirable “spillover effects” into residential and commercial areas (this includes noise, air pollution, negligent visual blight, etc.) by means of property layout and organization of activities by screening and maintaining buffer areas or zones for their activities. (Westside Area Development Plan, Policy Statement C.6).

Plat Status: The subject property is comprised of four platted lots. The applicant has submitted a re-plat of the property to allow construction of a proposed office building and access to Poth Lane.

Department Comments:

- The subject property is located in an abandoned single-family subdivision in a heavy industrial area of Corpus Christi adjacent to Refinery Row. Ownership records with the Nueces County Appraisal District indicate the lots in the neighborhood currently are owned by several different industrial companies, including Citgo Refining and Chemicals, Flint Hills Resources and Mark West Javelina Co., LLC. It's staff's opinion the neighborhood should be redeveloped to provide better compatibility with uses needed to support industry.
- It is staff's opinion that the proposed rezoning would not negatively impact the surrounding residential properties even though the property to be rezoned is not consistent with the Future Land Use Plan's designation of the property as a low density residential use. There are no homes in the neighborhood, which has remained empty of any redevelopment for years.
- An "ON" District would allow uses that are compatible for the proposed development and provide a land use transition between the interstate and the neighboring industrial users abutting the abandoned residential subdivision.
- Staff's opinion is that an administrative office facility does increase the desirability of this vacant neighborhood, which largely is comprised of heavy industrial and light industrial users to the north and west, and the close proximity to the I-37 highway to the south.
- Staff does recommend an office building in support of industry to the north be developed on the subject property.

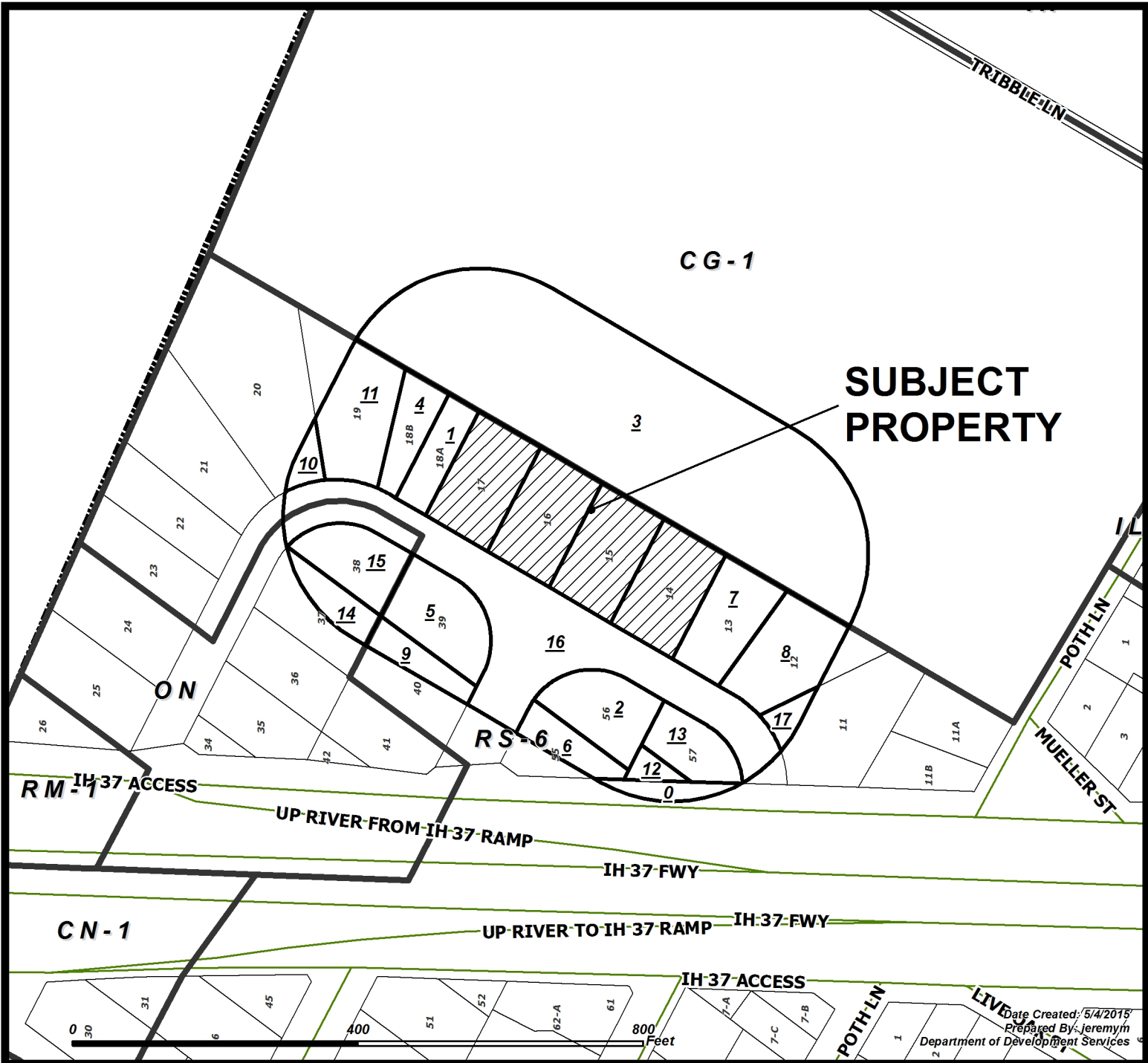
Planning Commission and Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 16 within 200-foot notification area 6 outside notification area
	<u>As of May 29, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totalling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)



Date Created: 5/4/2015
 Prepared By: jeremym
 Department of Development Services

CASE: 0515-04 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

