

PLANNING COMMISSION FINAL REPORT

Case No. 0220-01

INFOR No. 20ZN1001

Planning Commission Hearing Date: February 5, 2020

Applicant & Legal Description	<p>Owner: Cliff Investments, Inc. Applicant: Urban Engineering Location Address: 430 North Padre Island Drive (State Highway 358) Legal Description: 21.44 Acre Tract, out of Lots 1 and 2, Block 4, J.C. Russell Farm Blocks, a map of which is recorded in Volume 28, Pages 58-89 Map Records of Nueces County, Texas, also being a portion of a 30.612 Acre Tract as described in a Deed from SPID Investments, Inc. to Cliff Investments, Inc., located along the south side of Bates Road, west of Flato Road, and east of North Padre Island Drive (State Highway 358).</p>			
Zoning Request	<p>From: "RM-3" Multifamily District and "CG-2" General Commercial District To: "IL" Light Industrial District Area: 21.44 acres Purpose of Request: To allow for potential industrial uses.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-3" Multifamily and "CG-2" General Commercial	Vacant	Commercial
	<i>North</i>	"IL" Light Industrial	Vacant	Commercial
	<i>South</i>	"IL" Light Industrial and "CG-2" General Commercial	Vacant and Light Industrial	Commercial
	<i>East</i>	"RS-6" Single-Family 6 and "IL" Light Industrial	Public/ Semi-Public	Government and Light Industrial
	<i>West</i>	"IL" Light Industrial	Vacant	Commercial
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 a commercial use. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 051042 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 150 feet of street frontage along North Padre Island Drive (State Highway 358) which is designated as a "F1" Freeway/Expressway, approximately 1,500 feet of street frontage along Bates Road, and approximately 600 feet of street frontage along Flato Road which are designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 10,000 and 3,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	North Padre Island Drive (SH 358)	"F1" Freeway / Expressway	400' ROW Varies paved	300' ROW 150' paved	N/A
	Bates Road	"C1" Minor Collector	60' ROW 40' paved	60' ROW 28' paved	N/A
	Flato Road	"C1" Minor Collector	60' ROW 40' paved	42' ROW 26' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-3" Multifamily District and "CG-2" General Commercial District to the "IL" Light Industrial District to allow for potential industrial uses.

Development Plan: The subject property is 22.41 acres in size. The applicant has not submitted any specific plans concerning the future light industrial uses.

Existing Land Uses & Zoning: The subject property is currently zoned "RM-3" Multifamily District and "CG-2" General Commercial District, consists of vacant land, and has remained since annexation in 1954. To the north and west are vacant properties zoned "IL" Light Industrial District. To the south are a vacant properties zoned "IL" Light Industrial District and "CG-2" General Commercial District. To the east and across Flato Road is West Oso Middle School and High School zoned "RS-6" Single-Family 6 District. Additionally, there are several businesses zoned "IL" Light Industrial District along Flato Road.

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is not platted.

Utilities:

- Water:** 6-inch C900 line located along Bates Drive.
- Wastewater:** 42-inch CIPP line located along Flato Road.
- Gas:** 8-inch Service Line located along Flato Road.
- Storm Water:** Roadside ditches located along Flato Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a commercial use. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. 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).

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.
- The general character of the area is industrial. The properties located to the south of the subject property were recently rezoned to the “IL” Light Industrial District and “CG-2” General Commercial District in 2017 for an industrial park.

Planning Commission and Staff Recommendation (February 5, 2020):

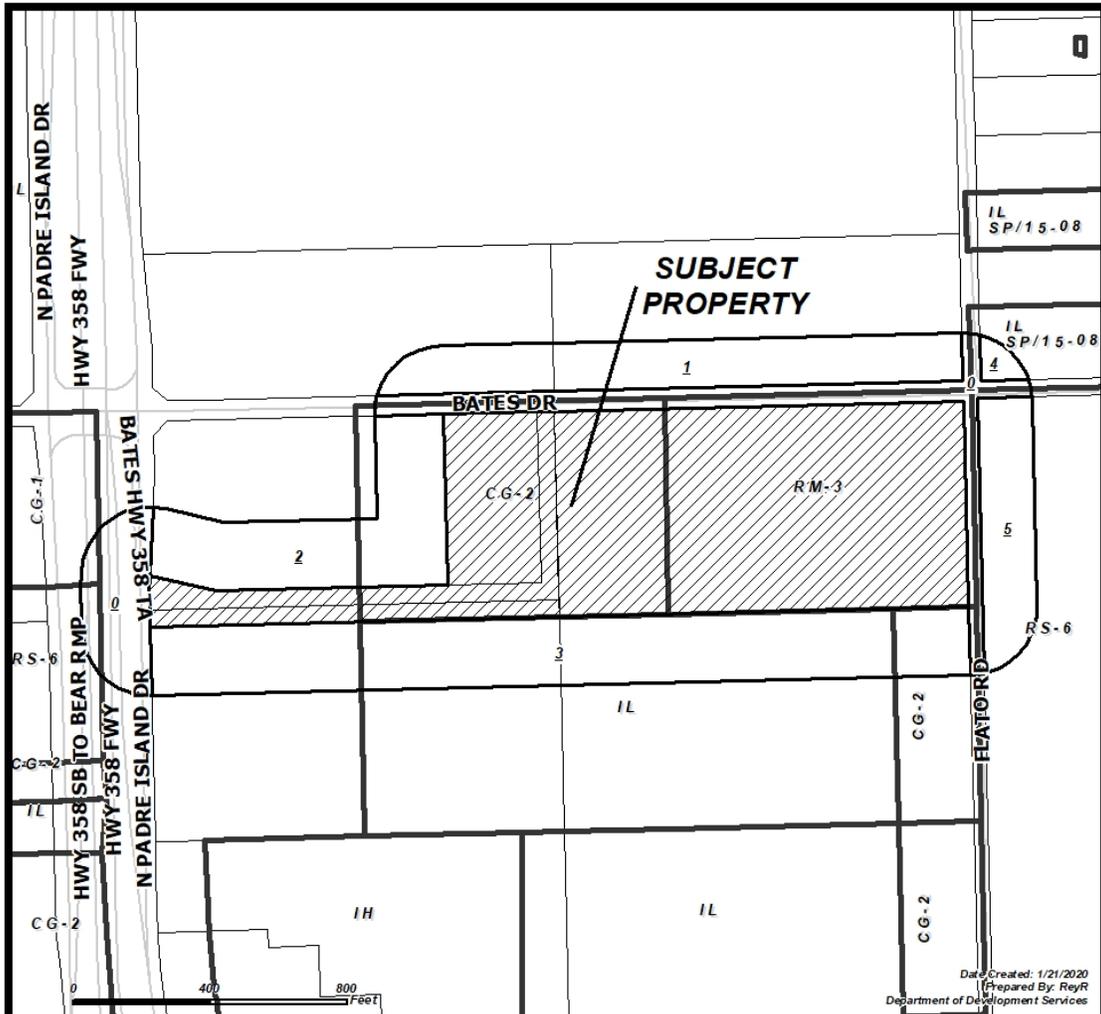
Approval of the change of zoning from the “RM-3” Multifamily District and “CG-2” General Commercial District to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 5 within 200-foot notification area 5 outside notification area
	<u>As of January 31, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 36.12% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2020/0220-01 Cliff Investments, Inc/Council Documents/Report - Cliff Investments, Inc.docx>



**CASE: 0220-01
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	



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. 0220-01**

Cliff Investments, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-3" Multifamily District and the "CG-2" General Commercial District** to the **"IL" Light Industrial District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

430 North Padre Island Drive (State Highway 358) and described as being a 21.44 Acre Tract, out of Lots 1 and 2, Block 4, J.C. Russell Farm Blocks, a map of which is recorded in Volume 28, Pages 58-89 Map Records of Nueces County, Texas, also being a portion of a 30.612 Acre Tract as described in a Deed from SPID Investments, Inc. to Cliff Investments, Inc., located along the south side of Bates Road, west of Flato Road, and east of North Padre Island Drive (State Highway 358).

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, February 5, 2020**, 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: IDV PARK PID LP
Address: 10375 RICHMOND AVE, # 1415 City/State: HOUSTON / TX
() IN FAVOR (X) IN OPPOSITION Phone: 832-500-3200

REASON: LAND AT THE CORNER / ALONG FLATO SHOULD BE ZONED CG-2. THIS WILL BE CONSISTENT WITH CURRENT ZONING AND HISTORIC PRECEDENCE

DT/dep
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN1001
Property Owner ID: 3

Case No. 0220-01
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com