

ZONING REPORT

Case No.: 1012-05

HTE No. 12-10000034

Planning Commission Hearing Date: October 24, 2012

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|--|---|--|---|--------------------------------------|------------------------------|
| Applicant & Legal Description | <p>Applicant/Representative: Everett Skipper Owner: Birdie Realty Investments, LLC and Gulley Family Investments, Ltd. Legal Description/Location: Port Aransas Cliffs, Block 1504, located between Ayers Street and Cole Street and between 17th Street and 18th Street.</p> | | | | |
| Zoning Request | <p>From: "CG-2" General Commercial District To: "CBD" Downtown Commercial District Area: 2.76 acres Purpose of Request: To allow the development of a multi-use commercial facility.</p> | | | | |
| Existing Zoning and Land Uses | | Existing Zoning District | Existing Land Use | Future Land Use | |
| | <i>Site</i> | "CG-2" General Commercial | Light Industrial | Commercial | |
| | <i>North</i> | "CG-2" General Commercial | Commercial | Commercial | |
| | <i>South</i> | "RS-6" Single-Family 6 | Low Density Residential | Low Density Residential | |
| | <i>East</i> | "CG-2" General Commercial & "RS-6" Single-Family 6 | Commercial, Vacant, Low Density Residential, & Medium Density Residential | Low Density Residential & Commercial | |
| | <i>West</i> | "CG-2" General Commercial & "RS-6" Single-Family 6 | Commercial, Vacant & Low Density Residential | Commercial & Low Density Residential | |
| ADP, Map & Violations | <p>Area Development Plan: The subject property is located in the Southeast Area Development Plan (ADP) and is planned for a commercial use. The proposed change of zoning to the "CBD" Downtown Commercial District is consistent with the adopted Future Land Use Plan. Map No.: 046042 Zoning Violations: None</p> | | | | |
| Transportation | <p>Transportation and Circulation: The subject property has 250 feet of frontage along the south side of Ayers Street, which is an "A1" Minor Arterial Undivided street. The subject property also has 530 feet of frontage along 18th Street, 660 feet of frontage along 17th Street, and 212 feet of frontage on Cole Street, which are all local residential streets.</p> | | | | |
| Street R.O.W. | Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume (2011) |
| | Ayers St. | "A1" Minor Arterial Undivided | 95' ROW, 64' paved | 80' ROW, 42' paved | 9,543 ADT 2010 |
| | 17 th St. | "Local" Residential | 50' ROW, 28' paved | 70' ROW, 38' paved | Not Available |
| | 18 th St. | "Local" Residential | 50' ROW, 28' paved | 44' ROW, 36' paved | Not Available |
| | Cole St. | "Local" Residential | 50' ROW, 28' paved | 62' ROW, 40' paved | Not Available |

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “CG-2” General Commercial District to the “CBD” Downtown Commercial District to allow development of a project called the Six Points Market, which will be a multi-use commercial facility consisting of an art gallery, reception hall, outdoor market, pavilions, and restaurant. All of the proposed uses are allowed in the existing “CG-2” District. The applicant is requesting the change of zoning to the “CBD” District in order to reduce the amount of off-street parking required for the proposed uses. Development within the “CBD” District is not required to provide a specified amount of parking.

Applicant’s Development Plan: The Six Points Market project involves the adaptive re-use of the long-standing ButterKrust bakery, which was built in 1938 and has been vacant for some time. The Six Points Market will consist of 100,700 square feet of indoor and outdoor recreational uses, retail sales and service uses, and a restaurant use. The development would specifically consist of an art gallery/museum at 16,000 square feet, a rental hall at 20,000 square feet, retail uses at 30,200 square feet, 11,000-square foot restaurant, and outdoor areas totaling 23,500 square feet. The developer has identified Del Mar Community College as one of the anchor tenants for this development. Art gallery and museum space will be created for the College.

Parking: The proposed development is not able to meet the off-street parking requirements. The developer states that 50 off-street parking spaces are available on a parking lot located on the north side of 17th Street across from the facility and approximately 40 parking spaces could be created on the property in the yard setbacks. Approximately 81 parallel on-street parking spaces are available along the facility’s four street frontages. Other vacant lots in the area could potentially be developed into off-site parking lots. The “CBD” District does not require off-street parking in recognition of the practical difficulty of providing off-street parking for each individual business within the City’s core district. Additionally, the Sustainability Plan calls for transforming this area of Ayers Street into a multi-modal, pedestrian-friendly street and calls for a coordinated parking plan for the area.

Existing Land Uses & Zoning: North of the subject property is a commercial strip center, which is zoned “CG-2” General Commercial District. East of the subject property is Banda’s Nursery and Flower Shop, which is zoned “CG-2” General Commercial District, and single-family properties zoned “RS-6” Single-Family 6 District. To the south and west of the subject property are single-family properties zoned “RS-6” Single-Family 6 District. Also, to the west of the subject property is an auto-detail shop zoned “CG-2” General Commercial 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 (ADP) Consistency: The proposed change of zoning is consistent with the adopted Future Land Use Plan, which slates the property for a commercial use. The rezoning is also consistent with relevant elements of the Comprehensive Plan, such as:

- 1.) Commercial service areas designed to serve local neighborhoods should be conveniently located and in harmony with the surrounding neighborhood (*Comprehensive Plan*, Commercial Policy Statement G).

- 2.) Minimize the impact of commercial areas on adjacent, existing, or future residential areas through the use of compact designs, screening fences, open space, and landscaping (*Comprehensive Plan*, Commercial Policy Statement B).

Sustainability Plan: The Corpus Christi Sustainability Plan identifies and focuses on multiple Destination Nodes within the city. The proposed development is located in the Six Points Destination Node. The nodes that are described in the Sustainability Plan are areas of interest that should be looked at with new development strategies, particularly strategies to create options for all forms of transportation (biking, walking, and bus). This rezoning request is consistent with several elements of the Sustainability Plan, such as:

- 1.) Promote mixed-use infill development and redevelopment along Ayers Street between Six Points and Del Mar with an emphasis on rehabilitation of buildings that address the street; the old ButterKrust facility is a notable opportunity, although the site includes very little dedicated parking.
- 2.) Create on-street parking in locations along Ayers Street where commercial frontage is proposed, particularly near the Baldwin Boulevard intersection on the west side of Del Mar College.
- 3.) Create a mixed-use hub to serve the Del Mar Community College population and the surrounding neighborhoods with an emphasis on expanding housing options within walking distance of basic services and the College campus.
- 4.) The Sustainability Plan calls for this section of Ayers Street to be near a transit station and to have an on-street bicycle connection. Ayers Street is also identified as a candidate for a road diet, which would reduce the widths and/or number of the travel lanes on Ayers Street, thereby creating new space for bicycle lanes, on-street parking, landscaping or sidewalks, and providing improved mobility and access particularly for non-motorized modes of transit.
- 5.) Foster the location/relocation of complimentary services into this district to reinforce the district identity and to provide the market base to support the burgeoning commercial enclave at Six Points and further down Ayers Street; develop a coordinated parking plan for the entire district.
- 6.) Study the potential for new food options in these locations, including a full-service grocery or urban market and new restaurants.

Plat Status: The subject property is currently platted.

Department Comments:

- The Sustainability Plan recommends that the City develop “complete” streets, which are streets that accommodate the needs of all users no matter their age or ability and allow for choice in mode of travel. Re-using the ButterKrust building will create interest on the street level, which is a step towards creating a better pedestrian environment. The Six Points Market will be more accessible to pedestrians and may encourage alternate modes of transportation.
- The creation of the Six Points Market could be the stimulus for additional commercial and mixed-use residential projects in the area, as encouraged in the Sustainability Plan.
- Through the adoption of the Sustainability Plan and related ordinances, the City encourages the adoptive re-use of vacant buildings. Supporting the re-use of existing buildings encourages infill development in older areas of the city no longer being utilized by business. The proposed development will create a commercial new commercial and community uses that will compliment and help support the burgeoning commercial enclave in the Six Points area and the Del Mar College area.

- The proposed facility will have convenient access to an arterial type street also designated in the Sustainability Plan for redevelopment into a multi-modal street.
- The proposed multi-use facility will serve the surrounding community as well as Del Mar College, which is in close proximity to the proposed development.
- The development would be an extension of Del Mar College and will increase commercial activity by bringing an outdoor market and a restaurant to the area.
- Although the lack of parking is a current concern for this project, the Sustainability Plan recognizes this and calls for a broader coordinated parking plan to support new businesses and housing that are recommended for this area. Creating more transit options for this area will also help reduce the demand for parking.

Staff Recommendation:

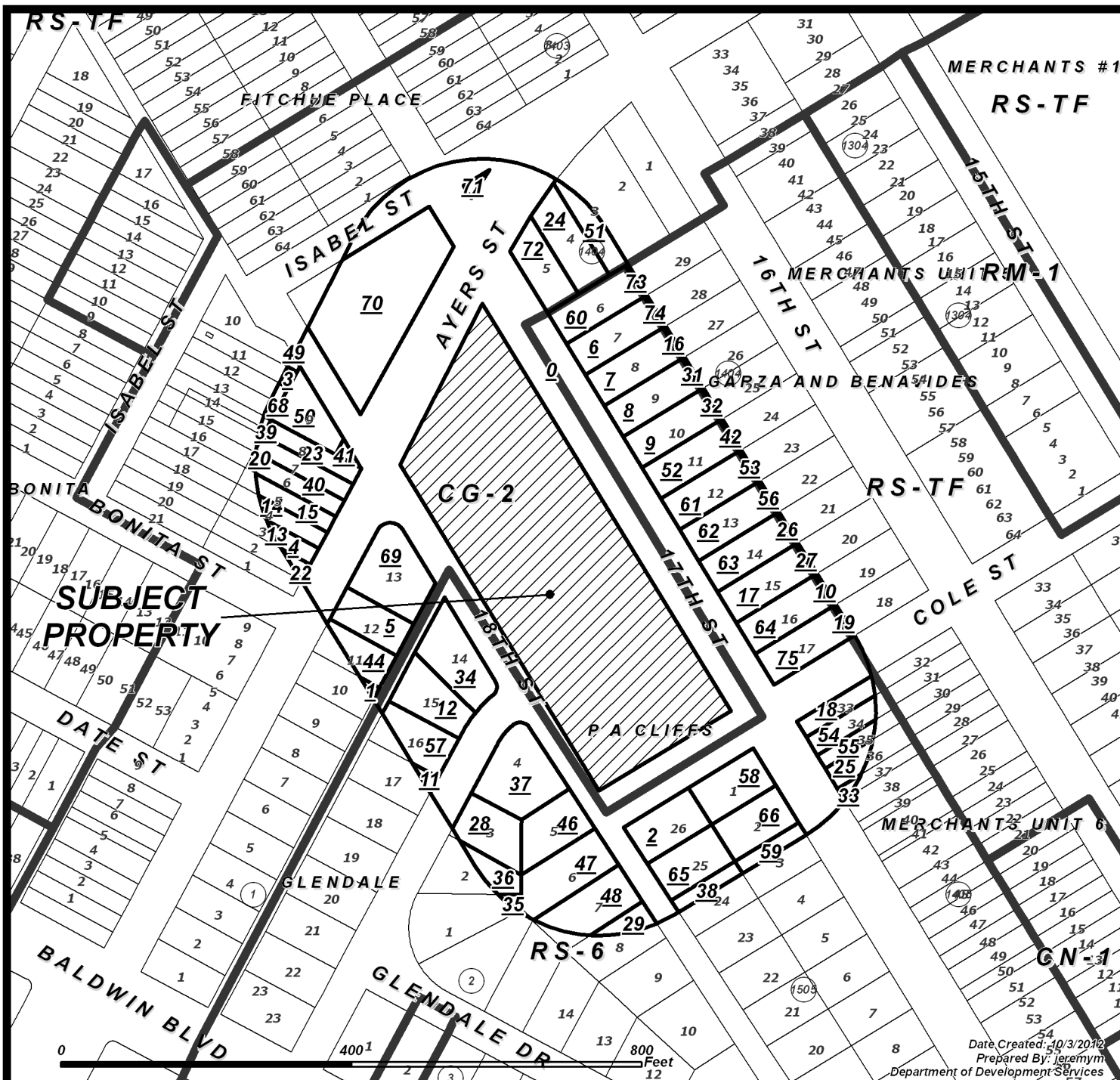
Approval of the change of zoning from the “CG-2” General Commercial District to the “CBD” Downtown Commercial District.

Planning Commission Recommendation (October 24, 2012):

Denial of the requested “CBD” Downtown Commercial District and, in lieu thereof, approval of a Special Permit with the requirement of the development providing a minimum of 122 on-site and off-site parking spaces.

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| Public Notification | Number of Notices Mailed – 75 within 200’ notification area; 4 outside notification area |
| | <u>As of October 26, 2012:</u> |
| | In Favor – 0 (inside notification area); 0 (outside notification area) |
| | In Opposition – 0 (inside notification area); 0 (outside notification area) |
| For 0.00% in opposition. | |

Attachments: 1. Location Map (Existing Zoning & Notice Area)



Date Created: 10/3/2012
 Prepared By: Jeremym
 Department of Development Services

CASE: 1012-05

2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

| | | | |
|-------|-------------------------|--------|---------------------------|
| 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

