

ZONING REPORT

Case No.: 1112-01
 HTE No. 12-10000036

Planning Commission Hearing Date: November 7, 2012

Applicant & Legal Description	<p>Applicant/Representative: WKMC Architects Owner: St. John Baptist Church, Corpus Christi, Texas Legal Description/Location: The west 225 feet out of Lot 8A, Block 1, Cedar Grove, and to 4.55 acres out of Lot 2, Section 5, Bohemian Colony Lands, located north of Hala Pit Road and west of Greenwood Drive.</p>				
Zoning Request	<p>From: "IH" Heavy Industrial District To: "CG-2" General Commercial District Area: 6.74 acres Purpose of Request: To allow construction and future development of church facilities.</p>				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	<i>Site</i>	"IH" Heavy Industrial	Vacant	Light Industrial	
	<i>North</i>	"IL" Light Industrial	Light Industrial	Light Industrial	
	<i>South</i>	"IH" Heavy Industrial	Light Industrial	Light Industrial	
	<i>East</i>	"CG-2" General Commercial & "IL" Light Industrial	Vacant, Commercial, Low Density Residential, Public Semi-Public, & Light Industrial	Light Industrial & Commercial	
	<i>West</i>	"IH" Heavy Industrial	Public Semi-Public	Light Industrial	
ADP, Map & Violations	<p>Area Development Plan: The subject property is located in the Westside Area Development Plan (ADP) and is planned for light industrial uses. The proposed change of zoning to the "CG-2" General Commercial District is not consistent with the adopted Future Land Use Plan. Map No.: 049039, 049038 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has 225 feet of frontage along Hala Pit Road, which is a local access street. The property also has indirect access to Greenwood Drive, which is a proposed "A1" Minor Arterial Undivided street.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Greenwood Dr.	"A1" Minor Arterial Undivided	95' ROW 64' paved	80' ROW 67' paved	8,325 (2010 ADT)
	Hala Pit Rd.	"Local" Street	50' ROW 28' paved	50' ROW 28' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “IH” Heavy Industrial District to the “CG-2” General Commercial District to allow construction and future development of church facilities. The Unified Development Code (UDC) does not allow places of worship or sleeping quarters (other than caretaker’s quarters) on property zoned “IH” Heavy Industrial District. A change of zoning to the “CG-2” General Commercial District would allow construction of the accessory uses requested, which are meeting rooms and staff residences, along with future places of worship uses on the remainder of the property.

Applicant’s Development Plan: The proposed development of a new church facility behind the existing church will house meeting rooms, a residence for a church employee, and temporary sleeping quarters for church mission groups and relief workers after natural disasters. The facility will be a 7,451-square-foot single-story building. The church only has plans to develop the southern end of the property at this time. The applicant is requesting that the remainder of the land be rezoned for future church additions, but there are no plans for the development of the remainder property.

Existing Land Uses & Zoning: South of the subject property, across Hala Pit Road, is a lot being used for industrial purposes and zoned “IL” Light Industrial District. West of the subject property is the City’s vehicle impound lot that is zoned “IH” Heavy Industrial District. East of the subject property is the existing church and commercial establishments zoned “CG-2” General Commercial District, and vacant land zoned “IL” Light Industrial District. North of the subject property is a Coca-Cola bottling factory, which is zoned “IL” Light Industrial 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 not consistent with the adopted Future Land Use Plan, which slates the property for a light industrial use. This rezoning would be an expansion of the “CG-2” District to the east and would be compatible with the existing zoning districts in the area.

Plat Status:

The southern 2.19 acres of the property is platted as part of Lot 8A. The northern 4.55 acres of the property is not platted.

Department Comments:

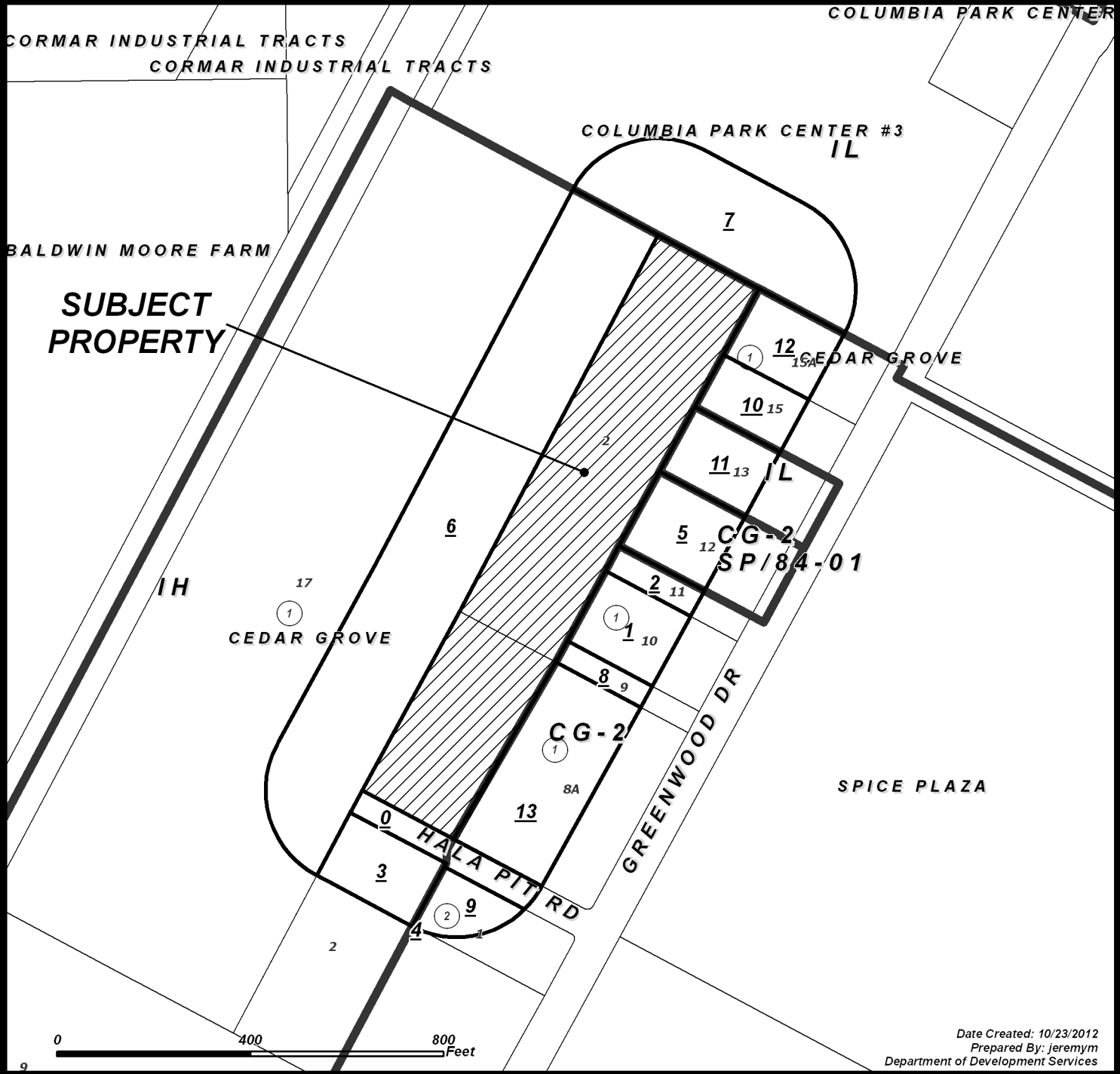
- Expanding the church facilities and the “CG-2” District would not have an adverse effect on the surrounding properties.
- The change of zoning to the “CG-2” District is a reasonable expansion of the existing “CG-2” District to the east despite the inconsistency with the Future Land Use Plan.

Planning Commission and Staff Recommendation (November 7, 2012):

Approval of the change of zoning from the “IH” Heavy Industrial District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 13 within 200' notification area; 4 outside notification area
	<u>As of November 8, 2012:</u>
	In Favor – 2 (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)



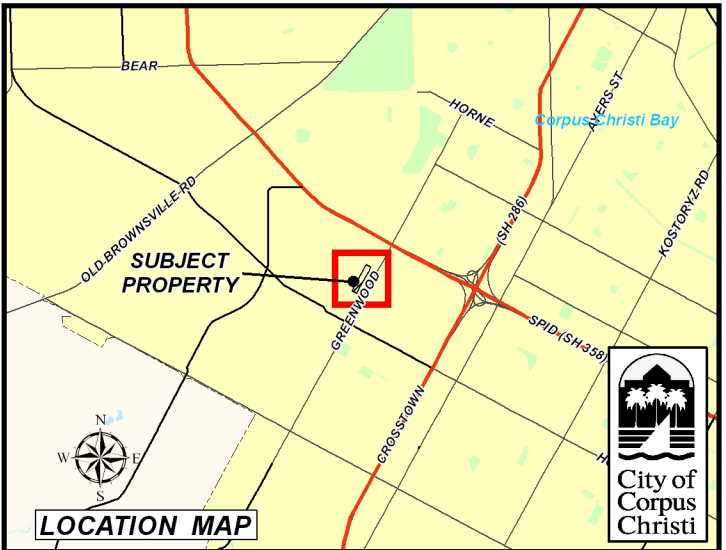
Date Created: 10/23/2012
 Prepared By: jeremym
 Department of Development Services

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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



LOCATION MAP

