

PLANNING COMMISSION FINAL REPORT

Case No. 0415-04

HTE No. 15-10000015

Planning Commission Hearing Date: April 8, 2015

Applicant & Legal Description	<p>Applicant/Owner: Gulfway Shopping Center Representative: Bill J. Brown Legal Description/Location: Lot 2, Block 14, Brighton Village Unit 2, located on the southwest corner of Airline Road and Saratoga Boulevard (SH 357).</p>			
Zoning Request	<p>From: "CN-1" Neighborhood Commercial District To: "CG-2" General Commercial District Area: 8.2 Purpose of Request: To allow a more intensive commercial use.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"CN-1" Neighborhood Commercial District	Vacant	Commercial
<i>North</i>		"CG-2" General Commercial	Vacant, Professional Office and Commercial	Commercial and Public/Semi Public
<i>South</i>		"CN-1" Neighborhood Commercial District	Medium Density Residential	Commercial
<i>East</i>		"CG-2" General Commercial	Vacant	Commercial
<i>West</i>		"CG-2" General Commercial	Commercial	Commercial
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 commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan. Map No.: 0420323 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 120 feet of street frontage along Airline Road, which is an "A1" Minor Arterial undivided street, and approximately 1,000 feet of street frontage along Saratoga Boulevard, which is an "A3" Primary Arterial divided street. The maximum desirable Average Daily Trips (ADT) for an "A1" Minor Arterial undivided street is 15,000 to 24,000. The maximum desirable ADT for an "A3" Primary Arterial divided street is 30,000 to 48,000.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Airline Road	“A1” Minor Arterial Undivided	95’ ROW 64’ paved	75’ ROW 30’ paved	3,301 (2013)
	Saratoga Boulevard	“A3” Primary Arterial Divided	130’ ROW 79’ paved	110’ ROW 70’ paved	12,747 (2013)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District to allow a more intensive commercial use.

Development Plan: The applicant has indicated in the rezoning application that there are no specific plans for development. However, the applicant did provide a Concept Site Plan (attached) illustrating how the 8.2 acre site could be developed with a 40,000-square-foot retail center and corner pad site proposed for other commercial uses. At a minimum, the Unified Development Code would require a 20-foot wide front yard on Airline Road and Saratoga Boulevard.

Existing Land Uses & Zoning: North of the subject property across Saratoga Boulevard are various commercial uses including fast food restaurants and a small family medical facility in the “CG-2” General Commercial District. East of the subject property is vacant land zoned “CG-2” General Commercial District and south of the subject property is a medium density residential use known as Tuscana Bay Apartments in the “CN-1” Neighborhood Commercial District. West of the subject property are commercial uses in the “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 Consistency: Relevant Comprehensive Plan Policy Statements are provided below:

- **Corpus Christi Policy Statements:**
 - o New development should occur in a pattern which is cost effective. The City should encourage new development where services can be provided economically and, wherever possible, promote contiguous development.
 - o Commercial activities which generate large volumes of traffic should have direct access to an arterial road without having to traverse low-density areas.
 - o Commercial service areas designed to serve local neighborhoods should be conveniently located and in harmony with the surrounding neighborhood.

- **Southside Area Development Plan:**

- o High-intensity commercial and industrial areas should be buffered to provide transition from low-density residential areas through the existence of: A) Main roads; B) Public and institutional buildings; C) Open space; D) Scale of design; and E) Other transitional land uses
 - *The proposed expansion of commercial zoning is consistent with the buffering recommendations of the Southside Plan. The medium density property to the south provides adequate buffer between the subject property and a neighborhood farther south.*

Plat Status: The property is platted.

Department Comments:

- The requested zoning complies with the Future Land Use Map and elements of the Comprehensive Plan and Southside Area Development Plan.
- A general commercial use typically is preferred adjacent to arterial roads, which fits the character of the subject property and surrounding area.
- The applicant is requesting a more intensive commercial use than the existing zoning of Neighborhood Commercial. There are several differences between the two zoning districts. A General Commercial zoning eliminates height restrictions and open space requirements for non-residential development. It also allows for bars, restaurants larger than 5,000 square feet, mini-storage units with a maximum of 500 square feet per unit, car sales lots, car wash facilities, dry boat storage and limits uses for truck stops and vehicle service.
- Property is suitable for uses permitted by the zoning district.
- Rezoning does not have a negative impact upon the surrounding neighborhood.

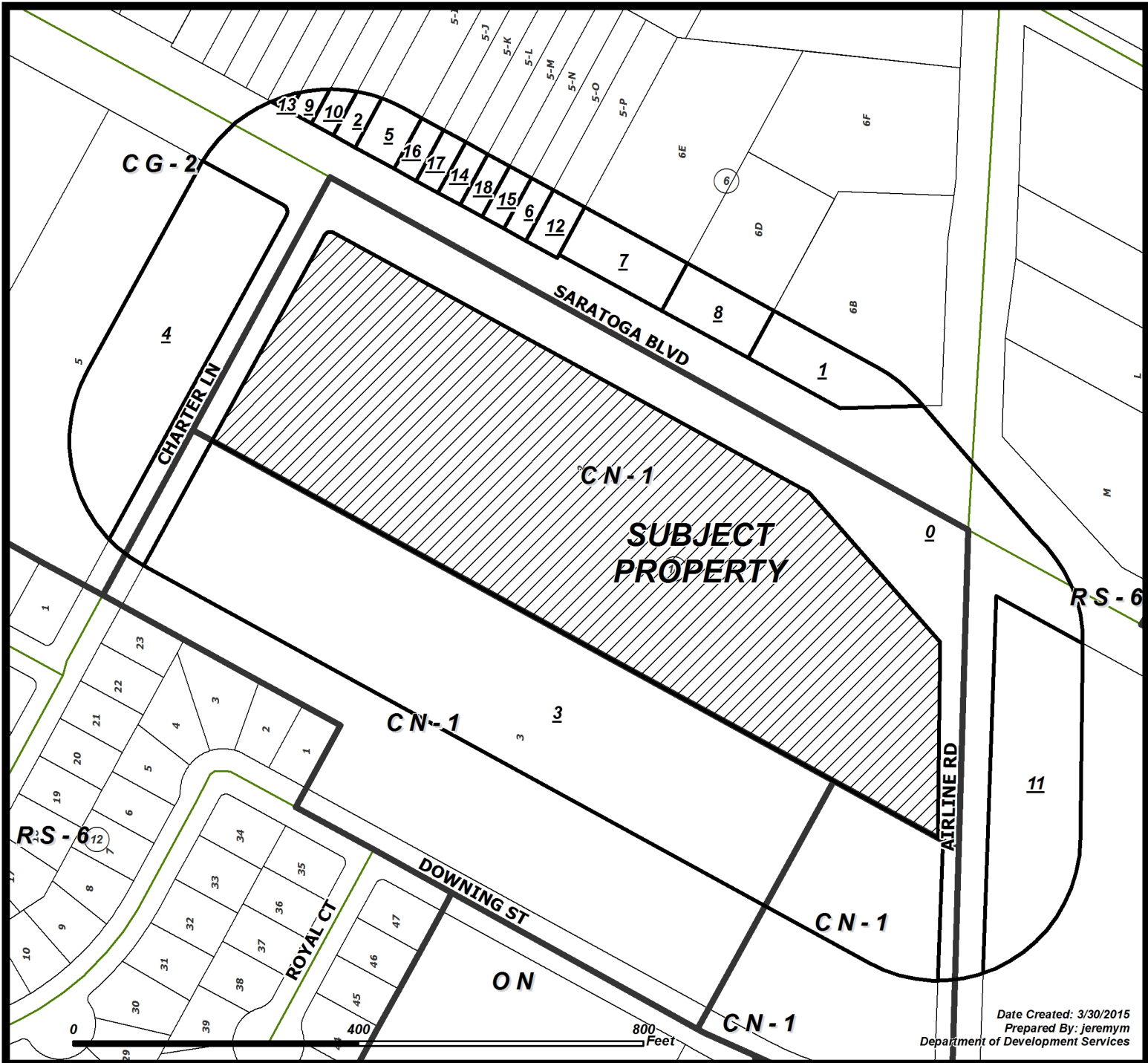
Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 18 within 200-foot notification area 7 outside notification area
	<u>As of April 21, 2015:</u>
	In Favor – 2 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 0.0% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Concept Site Plan



Date Created: 3/30/2015
 Prepared By: Jeremym
 Department of Development Services

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Zoning & Notice Area

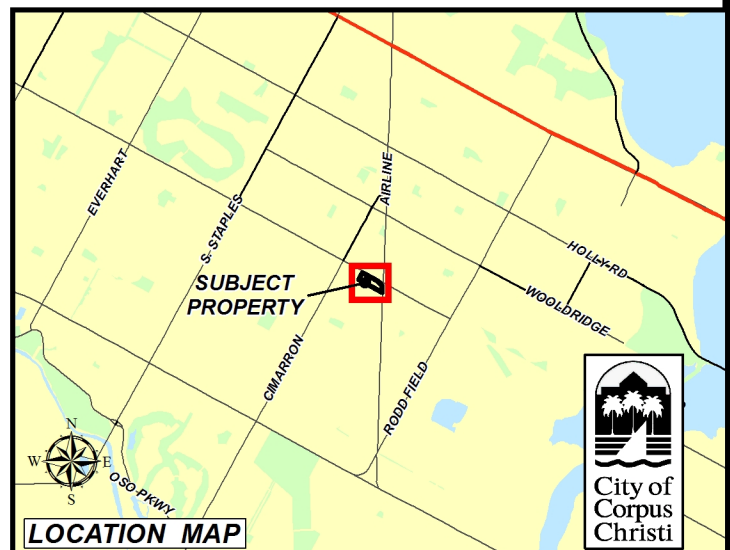
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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

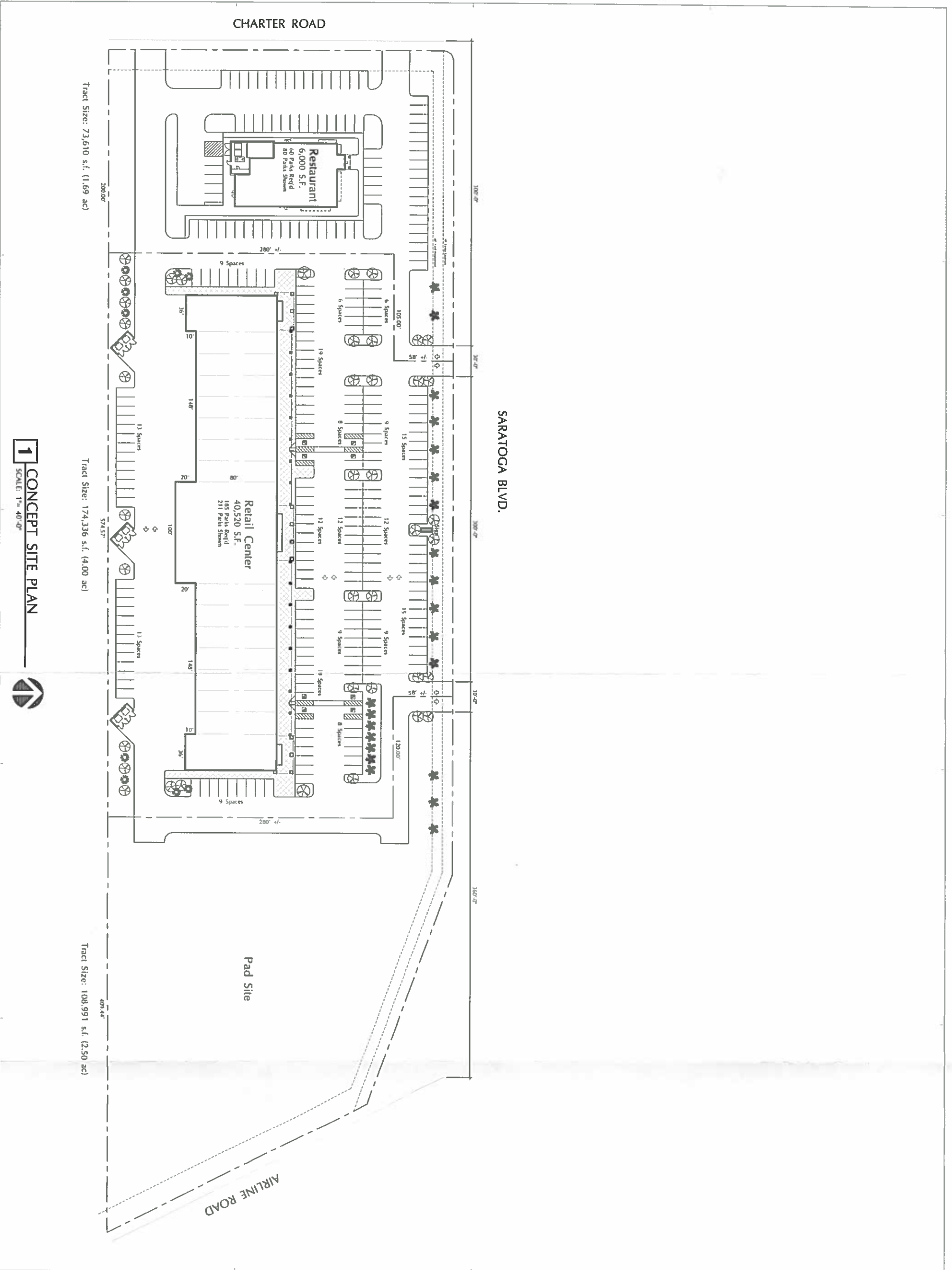
Owners within 200' listed on attached ownership table

Owners in opposition



LOCATION MAP





1 CONCEPT SITE PLAN
SCALE: 1" = 40'-0"



Sheet: **A-1** of _____

Scale: 1" = 40'

Date: 07-03-09

Project No.: XX

**A New Retail Shopping Center
for Peterson Development Corp.**

Saratoga Blvd. at Airline Road

NO.	REVISION	ISSUE / BY	DATE

LUDDEKE | ARCHITECTURAL DESIGN GROUP

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Not For Construction
Building Permit or
Regulatory Approval