

# PLANNING COMMISSION FINAL REPORT

Case No. 12020-01  
 INFOR No. 20ZN1027

**Planning Commission Hearing Date:** February 9, 2020

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Alty Enterprises  <b>Applicant:</b> Halff Associates  <b>Location Address:</b> 7005 Saratoga Boulevard  <b>Legal Description:</b> 14.695 acre tract out of Lot 7, Section 20 Flour Bluff and Encinal Farm and Gardens Tracts Subdivision, located along the south side of Saratoga Blvd (State Highway 357), west of Rodd Field Road, and east of Airline Road.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "CG-2" General Commercial District and "IL" Light Industrial District  <b>To:</b> "ON" Office Neighborhood District  <b>Area:</b> 14.695  <b>Purpose of Request:</b> To allow for the development of a public charter school.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"CG-2" General Commercial District and "IL" Light Industrial District	Vacant and Commercial	Mixed-Use
<i>North</i>		"CG-2" General Commercial District	Vacant and Low Density Residential	Commercial and Medium Density-Single Family Residential
<i>South</i>		"RS-6" Single Family Residential District	Low Density Residential and Commercial	Permanent Open Space
<i>East</i>		"CG-2" General Commercial District and "RM-1" Multifamily Residential	Vacant and Public Semi-Public	Mixed-Use
<i>West</i>		"RM-3" and "RM-1" Multifamily Residential	Medium Density Residential	Permanent Open Space
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan and is planned for Mixed-Use. The proposed rezoning to the "ON" Office Neighborhood is consistent with the adopted Comprehensive Plan (Plan CC).  <b>Map No.:</b> 042032 and 41032  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 420 feet of street frontage along Saratoga Boulevard (State Highway 357) which is designated as a “A3” Primary Arterial Street. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity between 30,000 to 48,000 Average Daily Trips (ADT).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>Saratoga Boulevard (SH 357)</b>	“A3” Primary Arterial	130’ ROW 79’ paved	120’ ROW 72’ paved	13,747 ADT (2013)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “CG-2” General Commercial and “IL” Light Industrial Districts to the “ON” Office Neighborhood District to allow for the construction of a public charter school.

**Development Plan:** The subject property is 14.695 acres in size. The applicant has not submitted any specific plans concerning the public charter school.

**Existing Land Uses & Zoning:** The subject property is currently zoned “CG-2” General Commercial and “IL” Light Industrial Districts, consists of vacant land, and has remained undeveloped since annexation in 1972. To the north is a federal credit union and zoned “CG-2” General Commercial District. To the south is a master planned drainage channel 27, and a single-family home subdivision (The Vineyards) zoned “RS-6” Single Family Residential. To the east is vacant land zoned “CG-2” General Commercial District and “RM-1” Multifamily Residential. To the west is drainage channel and multifamily apartments that that are zoned “RM-3” and “RM-1” Multifamily Residential.

**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:** 8-inch PVC line located along Saratoga Boulevard (SH 357).

**Wastewater:** 8-inch PVC line located along the western, southern, and northern edge of the property.

**Gas:** 8-inch Service Line located along Saratoga Boulevard (SH 357).

**Storm Water:** Approximately a 160 feet wide ditch to the west, and an approximately 120 foot wide ditch to the south.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan and is planned for mixed uses.

The proposed rezoning to the “ON” Office Neighborhood District is consistent with the adopted Comprehensive Plan (Plan CC). 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).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent commercial properties.
- The property is currently vacant and the subject property has not been developed since annexation.
- Surrounding properties have been rezoned to commercial or high density residential multifamily zoning districts indicating a pattern towards commercial development along the Saratoga Boulevard corridor.
- If the “ON” Office Neighborhood District is approved, the public charter school will need to abide with all requirements of the Unified Development Code (UDC).

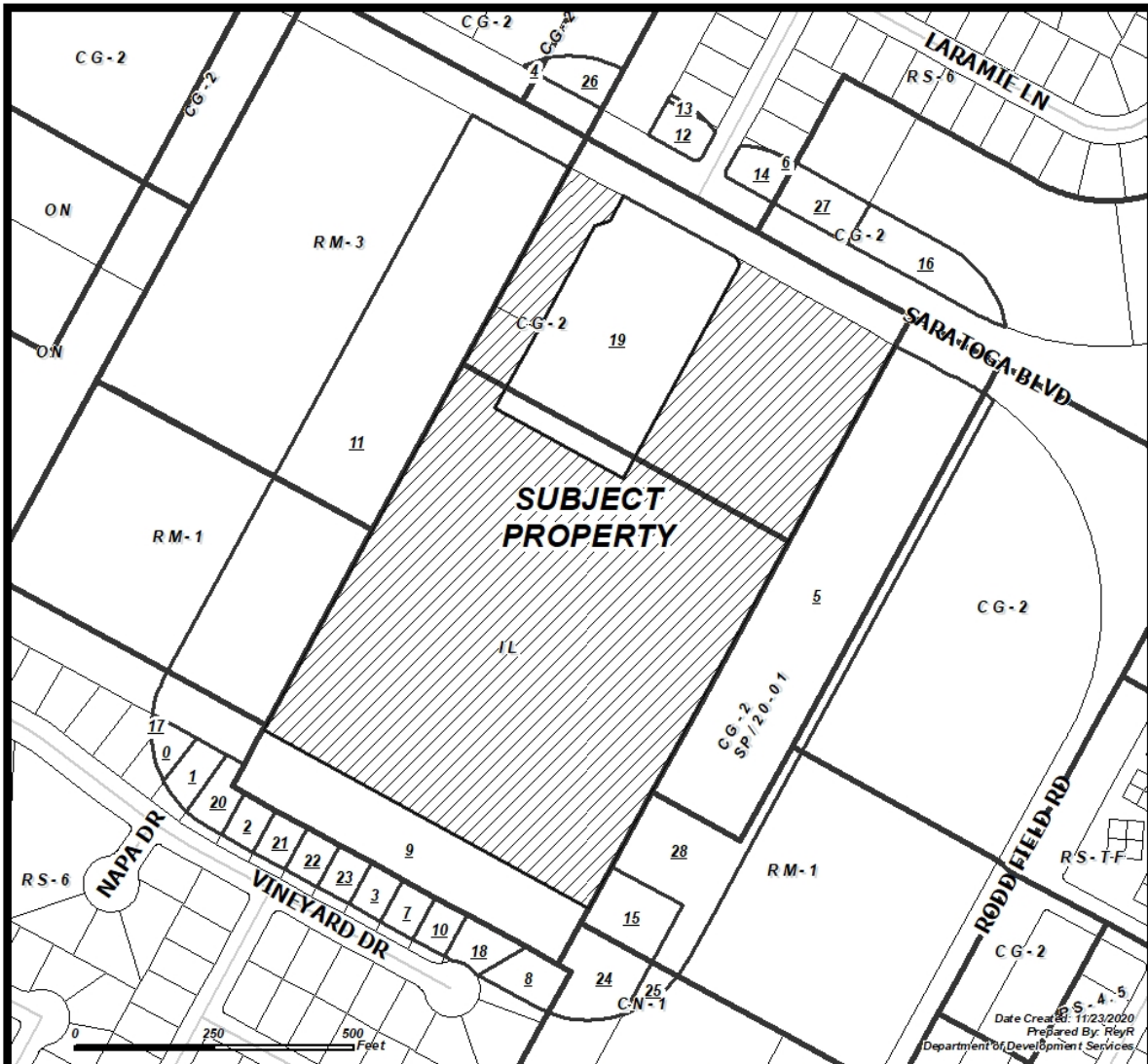
**Planning Commission and Staff Recommendation (December 9, 2020):**

Approval of the change of zoning from “CG-2” General Commercial District and “IL” Light Industrial District to the “ON” Office Neighborhood District.

<b>Public Notification</b>	Number of Notices Mailed – 28 within 200-foot notification area 5 outside notification area
	<b><u>As of November 28, 2020:</u></b>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
	Totaling 1.33% of the land within the 200-foot notification area in opposition.
*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition	

**Attachments:**

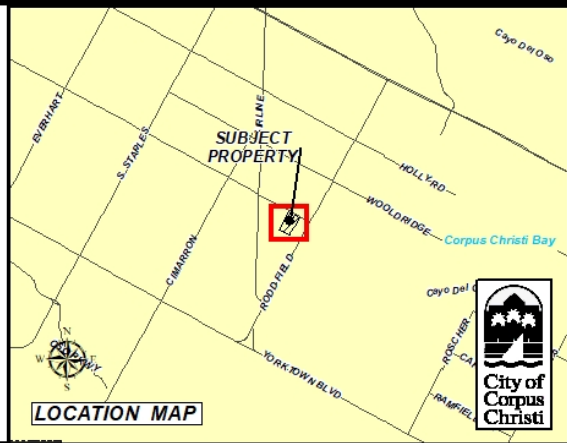
- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



**CASE: 1220-01**  
**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		

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



**LOCATION MAP**





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. 1220-01**

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

**7005 Saratoga Blvd and described as being 14.695 acre tract out of Lot 7, Section 20 Flour Bluff and Encinal Farm and Gardens Tracts Subdivision as per map or plat thereof recorded in in Volume "A", Pages 41, 42, and 43, of the Map Records of Nueces County, Texas, located along the south side of Saratoga Blvd (State Highway 357), west of Rodd Field Road, and east of Airline Road.**

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 **Wednesday, December 9, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** **This public hearing will be held via WebEx video conference. The live stream of the meeting can be viewed online at the following address: [www.cctexas.com/cctv](http://www.cctexas.com/cctv).**

**PUBLIC COMMENT:** To reduce the chance of COVID- 19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting( s) of the City Boards and/ or Commission. Public comment/ input shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: CatherineG@cctexas.com and/or CraigG@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov' t Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

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: VIRGINIA & Ken HALLMARK

Address: 7006 Vineyard Dr City/State: C.C. TX

( ) IN FAVOR  IN OPPOSITION Phone: 210-721-5171

REASON:  
  
Virginia Hallmark  
Signature



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Printed Name: D+E Development Corp

Address: 1038 Hill Country Rd. City/State: Edinburg TX

IN FAVOR ( ) IN OPPOSITION Phone: 956-369-9408

REASON: A change of zoning for this property will stimulate development in an area that remains underdeveloped.

Amel R. Alon  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 20ZN1027  
Property Owner ID: 24

Case No. 1220-01  
Project Manager: Craig Garison  
Email: [CraigG@cctexas.com](mailto:CraigG@cctexas.com)