

# STAFF REPORT

Case No. 0619-01  
 INFOR No. 19ZN1013

**Planning Commission Hearing Date:** June 12, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Mt. Olive Lutheran Church  <b>Applicant:</b> Medina Consultants  <b>Location Address:</b> 5101 Saratoga Boulevard (State Highway 357)  <b>Legal Description:</b> Being a 0.69-acre tract of land (30,000.16 sq. ft.) tract of land, and being out of the northeast corner of Lot 2, Block 1 of the Country Club Estates Unit-18, located along the south side of Saratoga Boulevard (State Highway 357), east of Long Meadow Drive, and west of South Staples Street.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "ON" Neighborhood Office District  <b>Area:</b> 0.689 acres  <b>Purpose of Request:</b> To allow for the construction of an office building.</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>	"RS-6" Single-Family 6	Vacant	High Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-TF" Two-Family	Medium Density Residential	High Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial	Public/Semi-Public and Commercial	Government and Commercial
<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 high density residential uses. The proposed rezoning to the "ON" Neighborhood Office District is inconsistent with the Future Land Use Map. However, the proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.  <b>Map No.:</b> 044034  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 100 feet of street frontage along Saratoga Boulevard (SH 357) which is designated as an "A3" Primary Arterial Street. According to the Urban Transportation Plan, a Primary Arterial Street can convey a capacity between 30,000 and 48,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Saratoga Boulevard (SH 357)	"A3" Primary Arterial	130' ROW 79' paved	123' ROW 91' paved	30,953 ADT (2013)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District to allow for the construction of an office building.

**Development Plan:** The subject property is 0.689 acres in size. The applicant is proposing an office building.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-6" Single-Family 6 District, consists of vacant land, annexed in 1971, and is a portion of the Mt. Olive Lutheran Church property. To the north are single-family residences (Country Club Estates 5, 1966) zoned "RS-6" Single-Family 6 District. To the south are multifamily residences (Country Club Estates, 1978) zoned "RS-TF" Two-Family District. To the east are vacant single-family residential lots (Huntington Park Unit 1, 1983) zoned "RS-6" Single-Family 6 District. To the west is Mt. Olive Lutheran Church zoned "RS-6" Single-Family 6 District. Further to the west across Long Meadow Drive, are commercial properties consisting of restaurant, fitness and office uses (Regal Plaza) zoned "CN-1" Neighborhood Commercial District.

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

**Plat Status:** The property is platted.

**Utilities:**

**Water:** 8-inch C900 line located along Saratoga Boulevard (SH 357).

**Wastewater:** 8-inch VCP line located along the eastern property line.

**Gas:** 2-inch Service Line located along the eastern property line.

**Storm Water:** Inlets along Saratoga Boulevard (SH 357).

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan and is planned for high density residential uses. The proposed rezoning to the "ON" Neighborhood Office District is generally 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).

- New high-intensity commercial developments without adequate transition or buffering should be discouraged from locating directly adjacent to low-intensity residential areas. (Southside ADP, Policy Statement B.7).

**Department Comments:**

- The proposed rezoning is inconsistent with the Future Land Use Map. However, the proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- The proposed "ON" zoning is a transitional district that provides for limited office and commercial uses.
- The "ON" Neighborhood Office District limits the size of retail and restaurant uses. Additionally, the "ON" District prohibits more intense commercial uses such as Mini-Storage, Vehicle Sales/Service, Bars, and Night Clubs.
- A Type B Buffer Yard will be required along the property lines shared with single-family zoned properties. Type B Buffer Yards consist of 10-feet of buffer space and a 10 point requirement as defined in Section 7.9.7 of the Unified Development Code (UDC).

**Planning Commission and Staff Recommendation (June 12, 2019):**

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District.

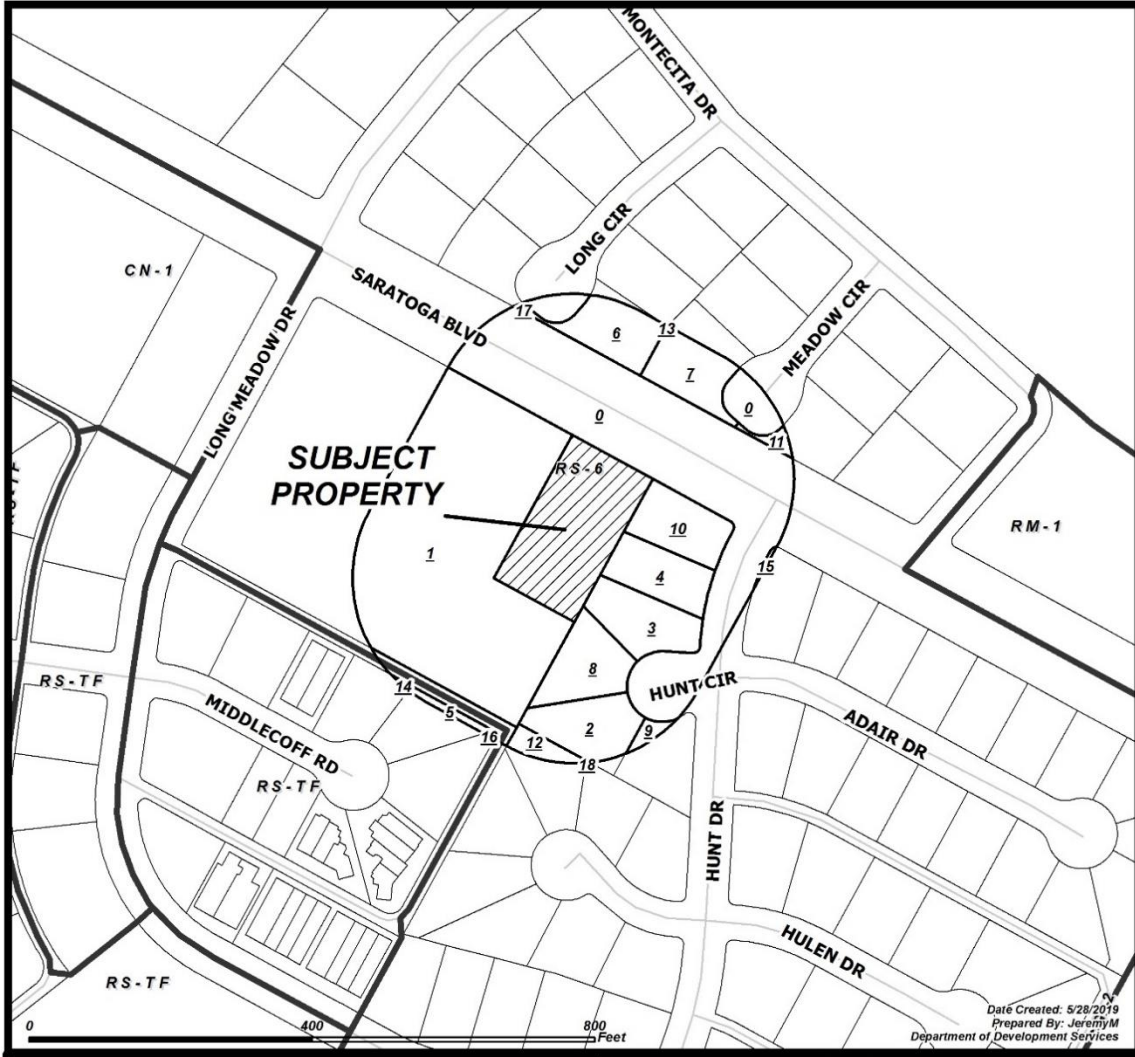
**Vote Results:**

For: 6  
Opposed: 0  
Absent: 3  
Abstained: 0

<b>Public Notification</b>	Number of Notices Mailed – 18 within 200-foot notification area 5 outside notification area
	<b><u>As of June 7, 2019:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
Totaling 4.13% of the land within the 200-foot notification area in opposition.	

**Attachments:**

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



Date Created: 5/28/2019  
Prepared By: Jeremy M  
Department of Development Services

**CASE: 0619-01  
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  
**4** Owners within 200' listed on attached ownership table  
 Owners in opposition



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, si 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 comisión 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. 0619-01**

**Mt. Olive Lutheran Church** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"ON" Neighborhood Office District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**5101 Saratoga Boulevard (State Highway 357) and described as Lot 2, Block 1, Country Club Estates Unit 18, located along the south side of Saratoga Boulevard (State Highway 357), east of Long Meadow Drive, and west of South Staples Street.**

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, June 12, 2019**, 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: Charlene Arlozynski

Address: 5301 Hunt Circle City/State: Corpus Christi TX

( ) IN FAVOR (X) IN OPPOSITION Phone: 414 254 3056

REASON:

We purchased in a residential area and would like our neighborhood to remain that way. Concern for traffic on a very busy intersection of Saratoga & Hunt Dr. We also have a concern for property values. With a business there is a concern for

Charlene Arlozynski  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1013  
Property Owner ID: 2

Case No. 0619-01  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com