

PLANNING COMMISSION FINAL REPORT

Case No. 0521-03

INFOR No. 21ZN1015

Planning Commission Hearing Date: May 26, 2021

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|--|---|-----------------------------------|-----------------------------|------------------------------------|
| Applicant & Legal Description | <p>Owner: Nicholas Hallick Applicant: 3Pop, LLC. Location Address: 6097 Ennis Joslin Road Legal Description: Lot 9, Block 2, Edgewater Terrace, located along the east side of Ennis Joslin Road, south of Ocean Drive, and north of South Alameda Street.</p> | | | |
| Zoning Request | <p>From: "RS-10" Single-Family 10 District To: "ON" Neighborhood Office District Area: 0.40 acres Purpose of Request: To allow for the construction of a 3,000 square foot single-story office building.</p> | | | |
| Existing Zoning and Land Uses | | Existing Zoning District | Existing Land Use | Future Land Use |
| | <i>Site</i> | "RS-10" Single-Family 10 District | Vacant | Low Density Residential |
| | <i>North</i> | "ON" Neighborhood Office District | Vacant | Low Density Residential |
| | <i>South</i> | "RS-10" Single-Family 10 District | Low Density Residential | Low Density Residential |
| | <i>East</i> | "RS-6" Single-Family 6 | Conservation / Preservation | Permanent Open Space |
| | <i>West</i> | "RS-10" Single-Family 10 | Low Density Residential | Low and Medium Density Residential |
| ADP, Map & Violations | <p>Area Development Plan: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a low-density residential use. The proposed rezoning to the "ON" Neighborhood Office District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. City Council District: 4 Zoning Violations: None</p> | | | |
| Transportation | <p>Transportation and Circulation: The subject property has approximately 100 feet of street frontage along Ennis Joslin Road which is designated as a "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Streets can convey a capacity between 20,000 and 32,000 Average Daily Trips (ADT).</p> | | | |

| Street R.O.W. | Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume |
|---------------|-------------------|--------------------------------|-----------------------|-----------------------|-------------------------|
| | Ennis Joslin Road | "A2" Secondary Arterial | 100' ROW 54' paved | 100' ROW 67' paved | 25,489 ADT (2015) |

Staff Summary:

Development Plan: The subject property is 0.40 acres in size. The applicant is proposing a 3,000 square foot single-story office building. The office will serve as the new location of State Farm Insurance agent Jessica Kelly. The insurance office will occupy 1,200 square feet of the propose building. Two 900 square foot office tenant spaces will also be located within the building. All units will have office hours of 8:00 am to 6:00 pm.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-10" Single-Family 10 District, consists of vacant land, and has remained since annexation in 1944. To the north is a property recently rezoned to the "ON" Neighborhood Office District, vacant properties, and the Lee Alumni Center for Texas A&M University-Corpus Christi zoned "RS-10" Single-Family 10 District. To the south are single-family residences zoned "RS-10" Single-Family 10 District. To the east are wetland properties zoned "RS-6" Single-Family 6 District. To the west, across Ennis Joslin Road, are single-family residences zoned "RS-10" Single-Family 10 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: 12-inch ACP line located along Ennis Joslin Road.

Wastewater: 16-inch PVC line located along Ennis Joslin Road.

Gas: 6-inch Service Line located along Ennis Joslin Road.

Storm Water: Road inlets located along Ennis Joslin Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a low density residential use. The proposed rezoning to the "ON" Neighborhood Office District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. 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).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. The adjacent properties consist of a vacant lot recently rezoned to the “ON” Neighborhood Office District and to the south and single-family homes. Adjacent properties further to the north consist of the Texas A&M University-Corpus Christi (TAMU-CC) alumni center, a retail shopping center, and a convenience store.
- The subject property is located along the east side of Ennis Joslin Road at the intersection with Ebonwood Avenue. The intersection is not traffic controlled and is between the intersection of Ocean Drive and South Alameda Streets.
- If the “ON” Neighborhood Office District is a transitional district and limits the size of retail and restaurant uses. Additionally, the “ON” Neighborhood Office does not allow bars, pubs, taverns, or nightclubs.

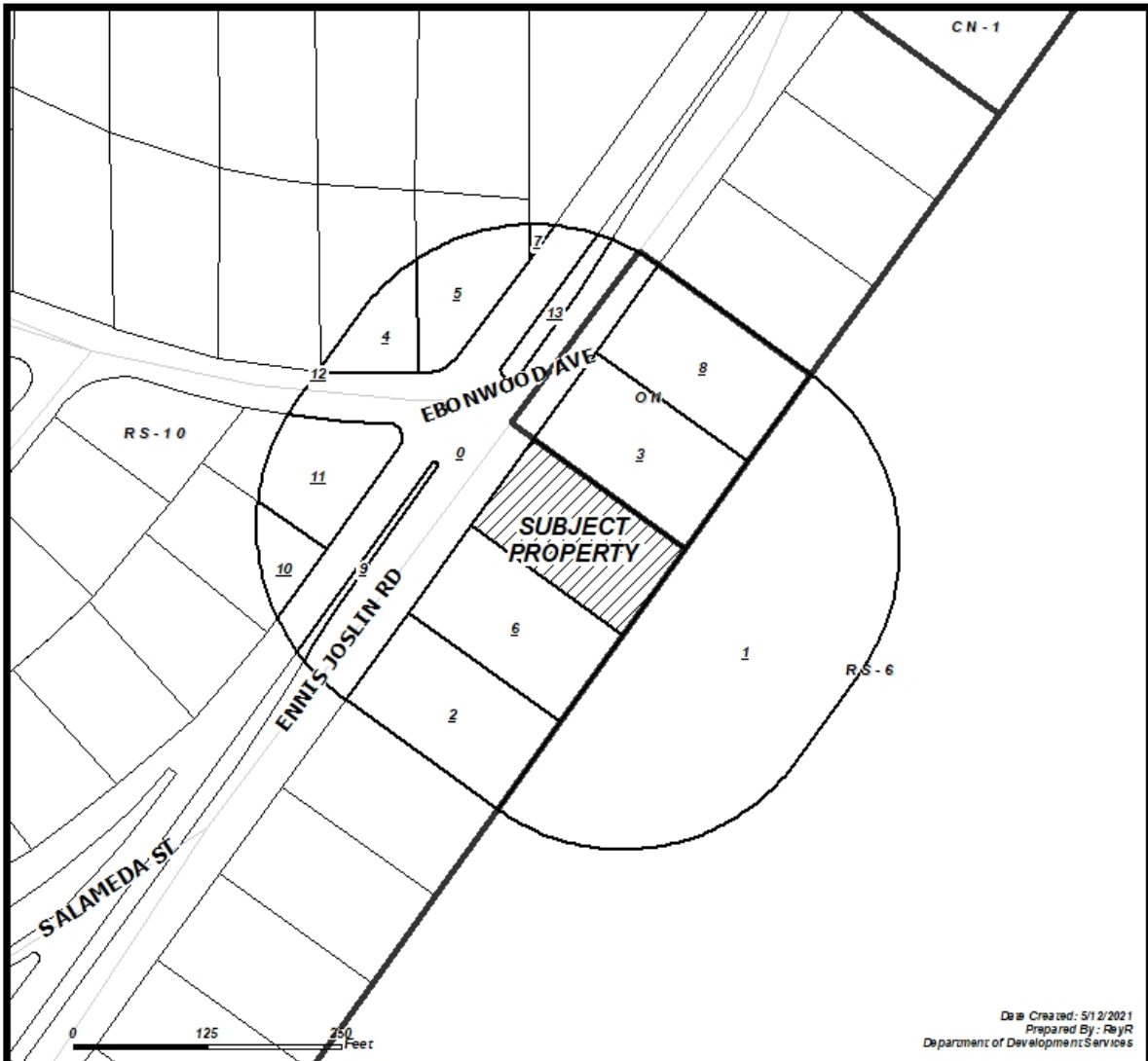
Planning Commission and Staff Recommendation (May 26, 2021):

Approval of the change of zoning from the “RS-10” Single-Family 10 District to the “ON” Neighborhood Office District.

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| Public Notification | Number of Notices Mailed – 13 within 200-foot notification area 4 outside notification area |
| | <u>As of May 21, 2021:</u> |
| | In Favor – 0 inside notification area – 0 outside notification area |
| | In Opposition – 1 inside notification area – 0 outside notification area |
| | Totaling 4.44% 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: 0521-03
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-8 Single-Family 8 |
| CN-1 Neighborhood Commercial | RS-4.5 Single-Family 4.5 |
| CN-2 Neighborhood Commercial | RS-TF Two-Family |
| CR-1 Resort Commercial | RS-16 Single-Family 16 |
| 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 in opposition
- 4** Owners within 200' listed on attached ownership table

