

# ZONING REPORT

Case No.: 1112-03

HTE No. 12-10000038

Planning Commission Hearing Date: November 7, 2012

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Representative:</b> Guy and Renee Richards  <b>Owner:</b> Normadon Properties, Ltd.  <b>Legal Description/Location:</b> Lots 88, 89, 90, 91, 92, and 93, Block I, Corpus Christi Beach Hotel, located east of Surfside Boulevard and south of Kleberg Place.</p>				
<b>Zoning Request</b>	<p><b>From:</b> "RM-AT" Multifamily AT District  <b>To:</b> "CR-1" Resort Commercial District  <b>Area:</b> 0.61 acres  <b>Purpose of Request:</b> To allow for future development of tourist uses.</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>	"RM-AT" Multifamily AT	Vacant	Tourist	
	<i>North</i>	"RM-AT" Multifamily AT	Vacant & Medium Density Residential	Tourist	
	<i>South</i>	"RM-AT" Multifamily AT	Vacant	Tourist	
	<i>East</i>	"RM-AT" Multifamily AT	Park & Public Semi-Public	Tourist	
	<i>West</i>	"CR-1" Resort Commercial	Commercial	Tourist	
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located in the Corpus Christi Beach Area Development Plan (ADP) and is planned for a tourist use. The proposed change of zoning to the "CR-1" Commercial Resort District is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 044047  <b>Zoning Violations:</b> None</p>				
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has 300 feet of frontage along the south side of Kleberg Place, which is a Local Street. The subject property is located 140 feet east of Surfside Boulevard, which is a "C1" Minor Residential Collector. The property also has 100 feet of beach frontage.</p>				
<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 (2011)</b>
	Kleberg Place	Local Street	40' ROW, 28' paved	40' ROW, 25' paved	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District to allow the development of future tourist uses. The Resort Commercial zoning district provides for a wide variety of commercial activity such as tourist, water-oriented, retail commercial, and indoor or outdoor amusement uses, which reflect the character of a resort area. Emphasis is placed on establishing scenic and/or pedestrian corridors, walking and bike paths, amenities, and public open spaces.

**Existing Land Uses & Zoning:**

North of the subject property and across Kleberg Place is vacant land and the Sea Shell Inn, which are zoned “RM-AT” Multifamily AT. East of the subject property is the beach with a beach walk and park area with public parking accessed from Golf Place. South of the subject property is vacant land that is zoned “RM-AT” Multifamily AT District. West of the subject property is a 0.3-acre developed lot that fronts Surfside Boulevard. The property is zoned “CR-1” Commercial Resort and has an ice cream shop called “Yummies.”

**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 consistent with elements of the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a tourist use. The rezoning is consistent with the following elements of the Comprehensive Plan:

- 1.) Encourage medium and high-density developments that are tourist-oriented. This includes hotel/motel operations, restaurants, specialty shops, high-rise residential buildings, and other activities that will promote economic growth. (*Comprehensive Plan, Policy Statement A*).
- 2.) The city should rezone the *Corpus Christi Beach* area consistent with the plan, remove barriers to development, and create a tourist-oriented theme. (*Corpus Christi Beach ADP, Policy Statement 5*).
- 3.) A development goal of the *Corpus Christi Beach Development Plan* is for the city to recognize and commit to target the area for redevelopment.

**Plat Status:** The subject property currently contains 6 platted lots. A replat may be required to combine the lots into one lot.

**Department Comments:**

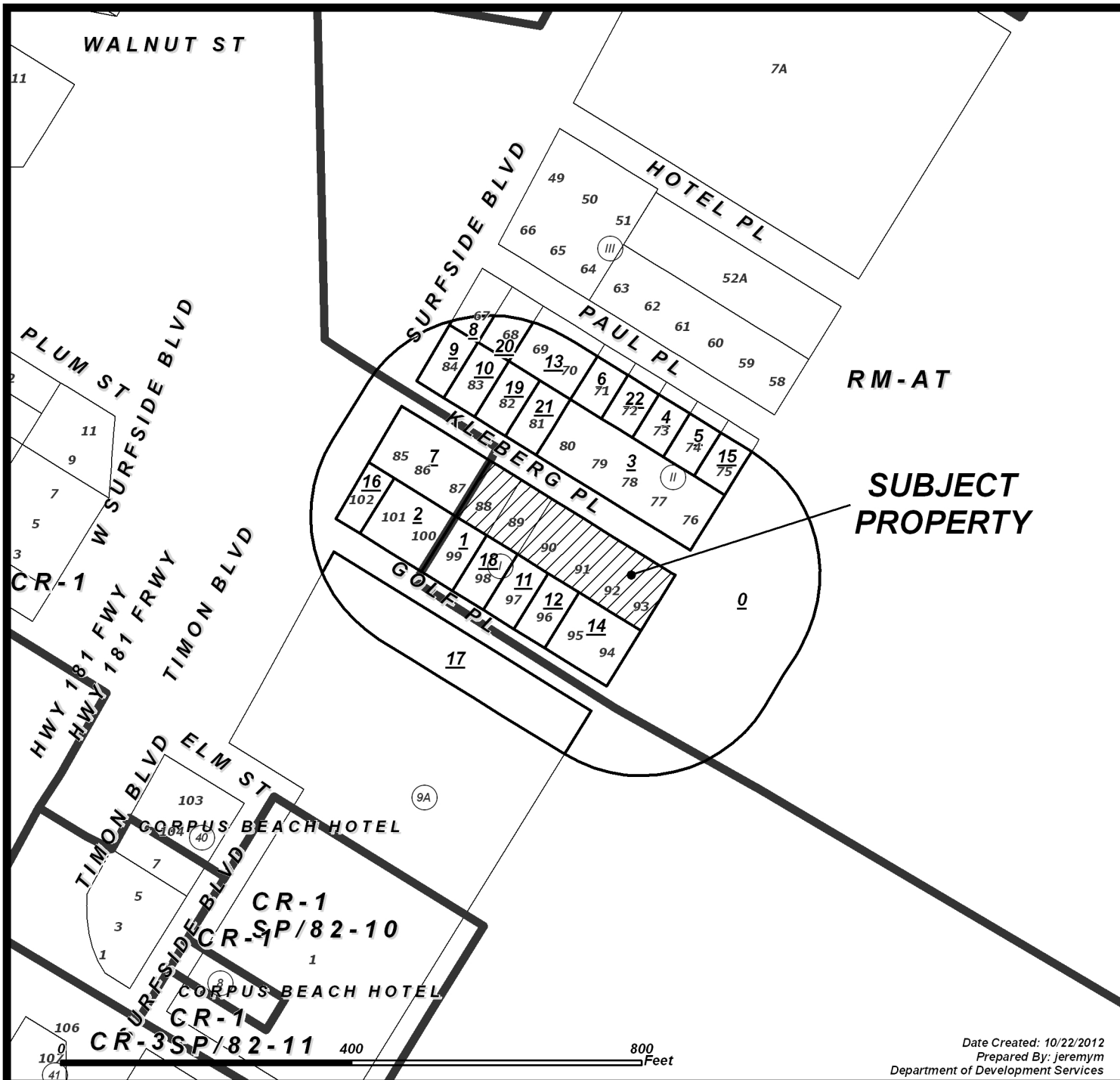
- The development of tourist uses on this property will promote and compliment the tourist destinations of the beach, the Texas State Aquarium, and the USS Lexington.
- This rezoning would be an expansion of the “CR-1” Resort Commercial District to the west and is compatible with existing zoning districts in the area.
- Rezoning to the “CR-1” District will help implement the *Corpus Christi Beach Area Development Plan*, which calls for tourist uses rather than residential uses in this area of North Beach.

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

Approval of the change of zoning from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 22 within 200’ notification area; 1 outside notification area
	<u>As of December 5, 2012:</u>
	In Favor – 0 (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: 10/22/2012  
 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

