

STAFF REPORT

Case No. 0517-01
 INFOR No. 17ZN1018

Planning Commission Hearing Date: May 17, 2017

Applicant & Legal Description	<p>Applicant/Representative: IDV Development Services, LLC Owner: Yarborough Ranches LP Location: 402 North Padre Island Drive Legal Description/Location: Tract 1 being a 22.47-acre tract of land out of J.C. Russell Farm Blocks, Block 4, Lots 1 and 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, and Tract 2 being a 3.10-acre tract out of J.C. Russell Farm Blocks, Block 4, Lot 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, located on the west side of Flato Road between Bates Road and Bear Lane.</p>			
Zoning Request	<p>From: "CG-2" General Commercial District and "RM-3" Multifamily 3 District To: "IL" Light Industrial District and "CG-2" General Commercial District Area: 25.57 acres Purpose of Request: To allow for the construction of office space in the General Commercial District and a light industrial park in the Light Industrial District.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"CG-2" General Commercial District "RM-3" Multifamily 3 District	Agricultural	Commercial
<i>North</i>		"CG-2" General Commercial District "RM-3" Multifamily 3 District	Agricultural Drainage Corridor	Commercial
<i>South</i>		"IH" Heavy Industrial District "IL" Light Industrial District "RM-3" Multifamily 3 District	Vacant Light Industrial	Commercial
<i>East</i>		"RS-6" Single Family 6 District	Public/Semi Public	Public/Semi Public
<i>West</i>		"IL" Light Industrial District	Agricultural	Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "IL" Light Industrial District and "CG-2" General Commercial District is consistent with the Future Land Use Map, the Westside Area Development Plan, and Plan CC. Map No.: 051042 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 630 feet of street frontage along North Padre Island Drive (State Highway 358 West) which is designated as an “F1” Freeway/Expressway and 630 feet of street frontage along Flato Road which is designated as a “C1” Minor Residential Collector.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	North Padre Island Drive	“F1” Freeway/Expressway	400’ ROW Varies Paved	300’ ROW 260’ Paved	Not Available
	Flato Road	“C1” Minor Residential Collector	60’ ROW 40’ Paved	42’ ROW 33’ Paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “CG-2” General Commercial District and “RM-3” Multifamily 3 District to “IL” Light Industrial District and “CG-2” General Commercial District to allow for the construction of offices in the General Commercial District and a light industrial park in the Light Industrial District.

Development Plan: The subject property is comprised of 25.57 acres. It is proposed to be developed into office space for the first 215’ of depth along the frontage of Flato Road and beyond that to North Padre Island Drive, a light industrial park is planned.

Existing Land Uses & Zoning: The subject property is zoned “CG-2” General Commercial District and “RM-3” Multifamily 3 District with agricultural use. The north property is zoned “CG-2” General Commercial District and “RM-3” Multifamily 3 District with agricultural use and a drainage corridor. The property to the south is “IH” Heavy Industrial District, “IL” Light Industrial District, and “RM-3” Multifamily 3 District with portions having light industrial use and portions vacant. The west property is zone “IL” Light Industrial District and has agricultural use. The property to the east, across Flato Road, is zoned “RS-6” Single Family 6 District and has a public/semipublic use as West Oso High School.

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

Plat Status: The subject property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to “IL” Light Industrial District and “CG-2” General Commercial District is consistent with the adopted Westside ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- 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. (Plan CC, Goal 1, Page 50).
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (Plan CC, Goal 2, Page 36).
- High-intensity commercial and industrial areas should be buffered to provide a transition from residential areas through the existence of: f) other transitional land uses. (Westside ADP, Policy Statement C.5).
- Industrial properties should be required to minimize undesirable “spillover effects” into residential and commercial areas by means of property layout and organization of activities. (Westside ADP, Policy Statement C.6)
- Encourage light industrial development in the Westside Study Area where infrastructure is in place and ready to serve development (Westside ADP, Policy Statement E.1, Figure 11)

Department Comments:

- The proposed rezoning is compatible with PlanCC and the Westside Area Development Plan. The proposed rezoning is included in the recommended industrial development outlined in Figure 11 of the Westside ADP.
- From the frontage of Flato Road there is a 215-foot commercial to industrial transition that protects the abutting use of West Oso High School.
- The proposed industrial park is consistent with existing development along North Padre Island Drive.

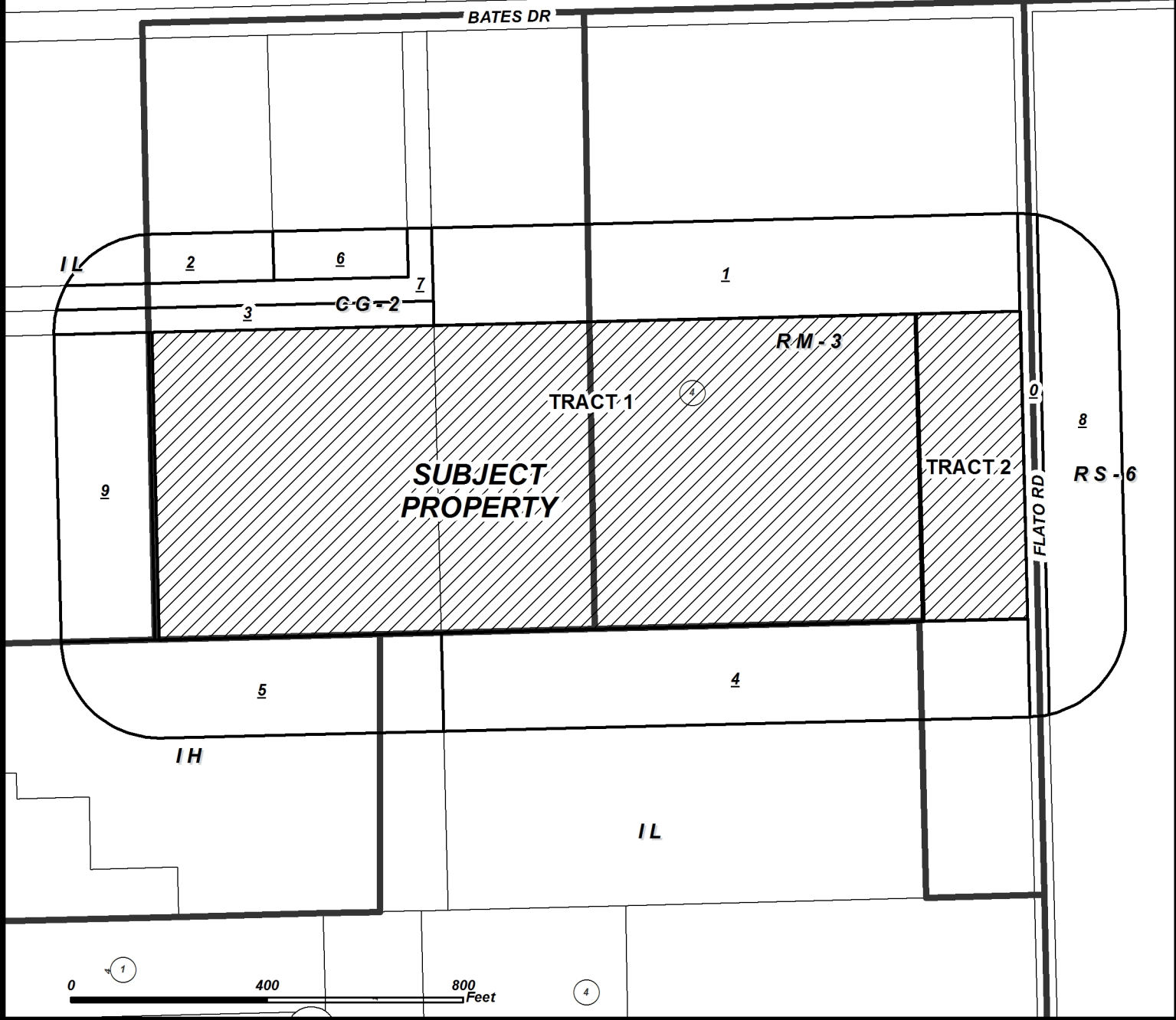
Staff Recommendation:

Approval of the change of zoning from the “CG-2” General Commercial District and “RM-3” Multifamily 3 District to the “IL” Light Industrial District and “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 9 within 200-foot notification area 1 outside notification area	
	<u>As of May 5, 2017:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Public Comments Received (if any)



CASE: 0517-01

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

