

PLANNING COMMISSION FINAL REPORT

Case No. 0515-05

HTE No. 15-10000030

Planning Commission Hearing Date: May 20, 2015

Applicant & Legal Description	<p>Applicant/Owner: Bayfront Medical Plaza, L.P. Representatives: Urban Engineering Legal Description/Location: Being a 0.98 acre tract of land out of a portion of Lots 1 through 11, Jones Shoreline Business Lots, a portion of Share 7, Tract B, W.S. Harney Tract, a portion of lands reclaimed by the Bay Front Protection Work, and a portion of Lot 1, Water Block 3, Central Wharf & Warehouse Co.'s Subdivision, located along the west side of Shoreline Boulevard between Kinney Street and Born Street.</p>			
Zoning Request	<p>From: "CR-1" Resort Commercial To: "CI" Intensive Commercial Area: 0.98 acres Purpose of Request: To reduce the street yard setback to zero feet to accommodate an urban building design.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CR-1" Commercial Resort	Vacant	Mixed Commercial and Commercial
	<i>North</i>	"CR-1" Commercial Resort	City Pump Station	Mixed Commercial
	<i>South</i>	"CI" Intensive Commercial	Vacant	Mixed Commercial
	<i>East</i>	"CR-1" Commercial Resort	City Park and Parking Lot	Park
	<i>West</i>	"CI" Intensive Commercial	Commercial, Professional Office and Vacant	Commercial and Mixed Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Central Business Area Development Plan and is planned for commercial and mixed commercial uses. The proposed rezoning to the "CI" Intensive Commercial District is consistent with the adopted Future Land Use Plan and the Central Business Area Development Plan. Map No.: 045044 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property is located along the west side of Shoreline Boulevard between Kinney Street and Born Street. Shoreline Boulevard is designated as an "A2" Secondary Arterial Undivided, with a maximum desirable average daily trip of 20,000 to 32,000. Water Street and Kinney Street are designated as "C1" Minor Residential Collectors streets, with a maximum desirable average daily trip of 1,000 to 3,000. Born Street is a local street with a maximum desirable average daily trip of 500.</p>			

	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2014)
Street R.O.W.	Shoreline Boulevard	"A2" Secondary Arterial Undivided	100' ROW 54' Paved	55' ROW 40' Paved	21,692
	Water Street	"C1" Minor Residential Collector	60' ROW 40' Paved	95' ROW 60' Paved	N/A
	Kinney Street	"C1" Minor Residential Collector	60' ROW 40' Paved	60' ROW 40' Paved	N/A
	Born Street	Local	50' ROW 28' Paved	60' ROW 40' Paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CR-1" Resort Commercial District to the "CI" Intensive Commercial District to allow for reduced setbacks more conducive with an urban design for a five-story hotel.

Development Plan: The property for the requested rezoning is within one block of Corpus Christi's Bayfront on Shoreline Boulevard, the city's premier gateway into the downtown area. The applicant is proposing a five-story, urban-designed hotel on approximately one acre of land. The proposed hotel would be designed and located in close proximity to the property line on Shoreline Boulevard to maximize hotel patron access to approximately 20 acres of City park land and a 12-acre public beach, both across Shoreline Boulevard from the subject property.

Existing Land Uses & Zoning: The property to be developed is vacant with the western half fronting on Water Street being zoned "CI" Intensive Commercial and the eastern half fronting on Shoreline Boulevard being zoned "CR-1" Resort Commercial. North of the subject property is the City's pump station zoned "CR-1" Resort Commercial District. East of the property is City-owned park land and a parking lot zoned "CR-1" Resort Commercial. South of the property is vacant land zoned "CI" Intensive Commercial. West of the property is vacant land and commercial property zoned "CI" Intensive Commercial. All of the properties fronting Shoreline Boulevard, north to Resaca Street and south to Furman Street, are zoned "CR-1" Resort Commercial District, with exception of the "CI" Intensive Commercial zoning on the property due south of the subject property. The property due south was rezoned in 2013 for "CI" Intensive Commercial to reduce the setbacks for a development proposal to build an apartment complex.

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

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Central Business Development Plan. The proposed rezoning to the “CI” Intensive Commercial District is consistent with the Central Business Development Plan and the adopted Future Land Use Plan’s designation of the property as commercial and mixed commercial.

Plat Status: The subject property is comprised of three platted lots, for which the applicant received Final Plat approval May 6, 2015, by the Planning Commission to combine the three lots into one contiguous lot for development of a hotel. The applicant is awaiting a decision on the zoning case, which if approved would reduce the setbacks shown on the plat, before moving ahead with recording the approved Final Plat.

Department Comments:

- The “CR-1” District that encompasses North and South Shoreline Boulevard requires a 20-foot front yard setback. By rezoning the subject property to the “CI” Intensive Commercial District, the minimum front yard setback along South Shoreline Boulevard would be reduced to a width of zero feet.
- An improved City park area is planned directly across the street from the subject property.
- Plan Goals and Objectives and numerous Policy Statements within the Central Area Business Area Development Plan (LU 1.2, UD 1, UD 1.3, UD 1.5, UD 1.6 5) focus on the overarching need to promote urban design and tourist-related uses in the central business district, including locating parking behind all uses for new development and establishing a use of storefront awnings and landscaping along arterials.
- Prior to the adoption of the UDC, the former Zoning Ordinance specifically prohibited automobile parking lots and accessory off-street parking spaces from being located in the required 20-foot front yard setback in the “CR-1” Resort Commercial District. The new UDC did not include this restriction. The lack of this restriction significantly impacts the planned aesthetics of Shoreline Boulevard.
- The development of the proposed multi-story hotel will depart from the long standing requirement of a minimum 20-foot wide lushly landscaped setback along Shoreline Boulevard to a zero setback with no landscaping, and instead a five-story building façade constructed at the property line.
- Allowing development with no front yard setback would be mostly inconsistent with the other developed properties along the boulevard, with exception to the property due south which has a “CI” Intensive Commercial zoning district.
- If the property is rezoned to the “CI” Intensive Commercial District and a zero setback utilized, there would not be any requirements for a street yard or landscaping along South Shoreline Boulevard. If a front yard setback is utilized, landscaping would be provided along South Shoreline Boulevard, Born Street, and Water Street.
- The plat of the property shows a 20-foot yard requirement (building line) and a 15-foot Utility Easement along South Shoreline Boulevard. The setbacks and utility easement shown on the approved plat could be changed before the plat is recorded, if the zoning received approval.
- The proposed rezoning meeting the UDC’s review criteria for approval of the rezoning:

1. The rezoning is consistent with the Comprehensive Plan.
2. The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
3. The property being rezoned is suited for the uses permitted by the requested district, "CI" Intensive Commercial District.
4. The rezoning does not have a negative impact upon the surrounding neighborhood.

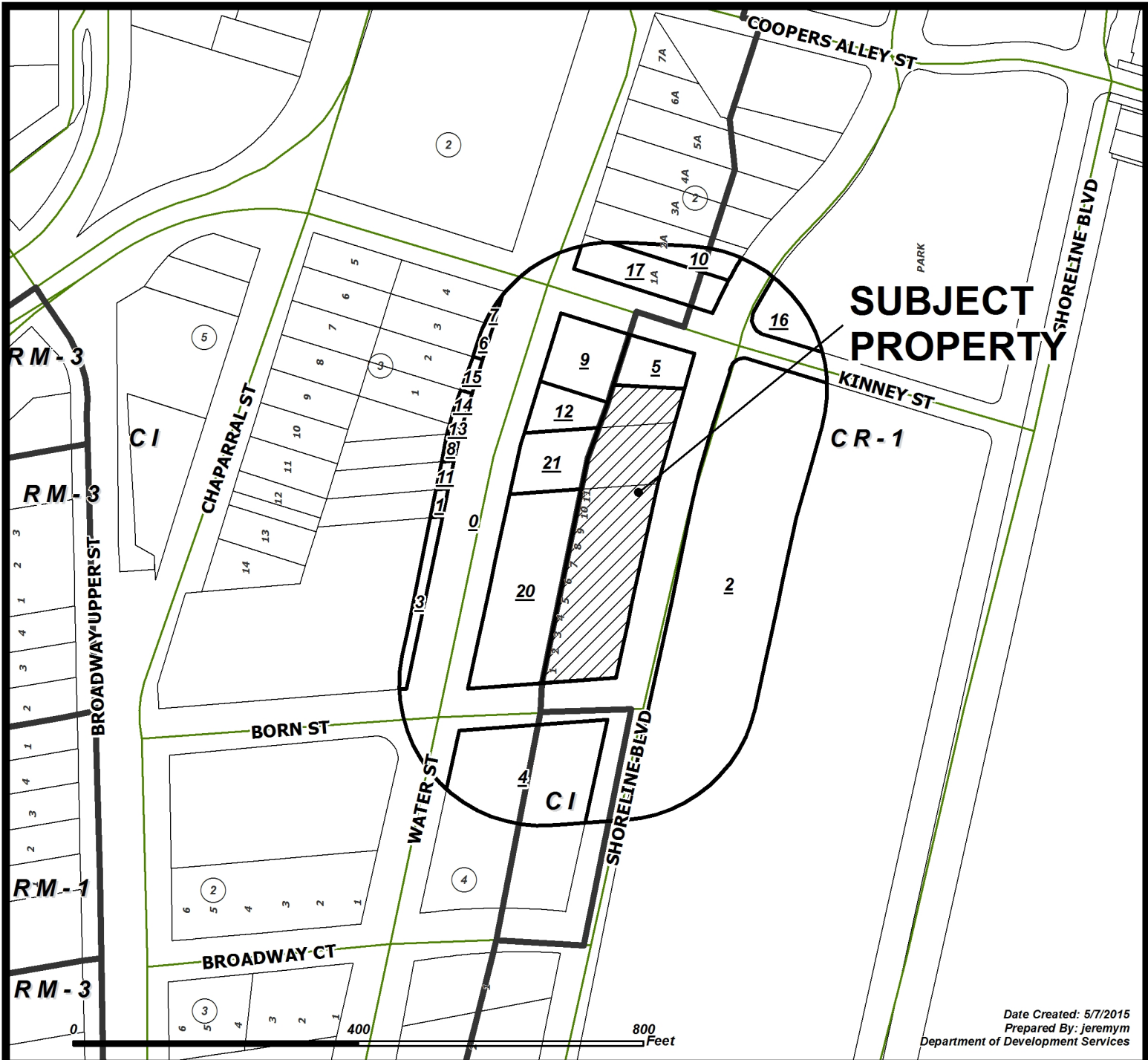
Planning Commission and Staff Recommendation:

Approval of the change of zoning from the "CR-1" Resort Commercial District to the "CI" Intensive Commercial District.

Public Notification	Number of Notices Mailed – 19 within 200-foot notification area 4 outside notification area
	<u>As of May 29, 2015:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)



Date Created: 5/7/2015
 Prepared By: jeremym
 Department of Development Services

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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

