

STAFF REPORT

Case No. 0719-03
 INFOR No. 19ZN1015

Planning Commission Hearing Date: July 10, 2019

Applicant & Legal Description	<p>Owner: Cloudcroft Land Ventures, Inc Applicant: Golden Real Estate & Construction Consulting Co. Location Address: 6202 Yorktown Boulevard Legal Description: Being a 2.780 acre tract of land out of Lots 10 and 11, Section 10, Flour Bluff and Encinal Farm and Garden Tracts, as recorded in Volume A, Pages 41 to 43 of the Map records of Nueces County, Texas.</p>			
Zoning Request	<p>From: "RM-1" Multi-Family Residential District To: "CN-1" Neighborhood Commercial District Area: 2.780 acres Purpose of Request: To allow for the construction of a business center.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily	Vacant	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>East</i>	"CN-1" Neighborhood Commercial	Vacant	Commercial
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for Low Density Residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 104683 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 230 feet of frontage on the east side along Annemasse Drive which is designated as a Local/Residential Street and 493 feet of street frontage along the Yorktown Boulevard which is designated as an "A3" Primary Arterial Street. According to the Urban Transportation Plan, "A3" Primary Arterial Streets can convey a capacity between 30,000 to 48,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	"A3" Primary Arterial Street	130' ROW 79' paved	60' ROW 23' paved	N/A
	Annemasse Drive	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-1" Multifamily District to the "CN-1" Neighborhood Commercial District to allow for the construction of a neighborhood business center.

Development Plan: The subject property is 2.780 acres in size. The owner is proposing to construct a business center. Projected plans are to plat the property into 2 lots and develop the property for neighborhood business center use. The development will include one single story multi-tenant building on each of the 2 lots.

Existing Land Uses & Zoning: The subject property is currently a vacant parcel zoned "RM-1" Multifamily District. To the north are single-family homes zoned "RS-6" Single-Family 6 District. To the south across Yorktown Boulevard are single family homes (Kings Crossing Subdivision). To the east and across Annemasse Drive is a vacant lot zoned CN-1 Neighborhood Commercial. To the west is a single family home.

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

Plat Status: The property is not platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for Low Density Residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally 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).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses (Future Land Use, Zoning, and Urban Design Policy Statement 3).

- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The "B-1" Neighborhood Commercial ("CN-1" Neighborhood Commercial) and other commercial zoning regulations, in concert with the Comprehensive Plan policies, should be reviewed and revised as necessary to control the size and use of commercial centers so they remain in scale with their surrounding uses and highway carrying capacity (Policy Statement B.4).

Department Comments:

- 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 rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood in regards to noise.
- The rezoning would encourage future commercial development of the subject property, further develop the vacant lot to the east across Annemasse Drive as a commercial use. This would create a commercial center at the intersection of Annemasse Drive and Yorktown Blvd.
- While the "CN-1" District does not allow more intense commercial uses such as Mini-Storage, Bars, and Night Clubs. The "CN-1" District has no restriction on the size of restaurant uses or retail development.
- Staff has concluded that the adjacent neighborhoods would be better served by the "CN-1" Neighborhood Commercial District that fronts Yorktown Boulevard than the RM-1 Multi-Family Residential District.
- A Type B buffer yard will be required along the property lines shared with residential zoned properties to the sides and rear. Type B Buffer Yards consist of 10-foot wide of buffer space and a 10-point requirement as defined in Section 4.9.5. A. of the Unified Development Code. (UDC).

Planning Commission and Staff Recommendation:

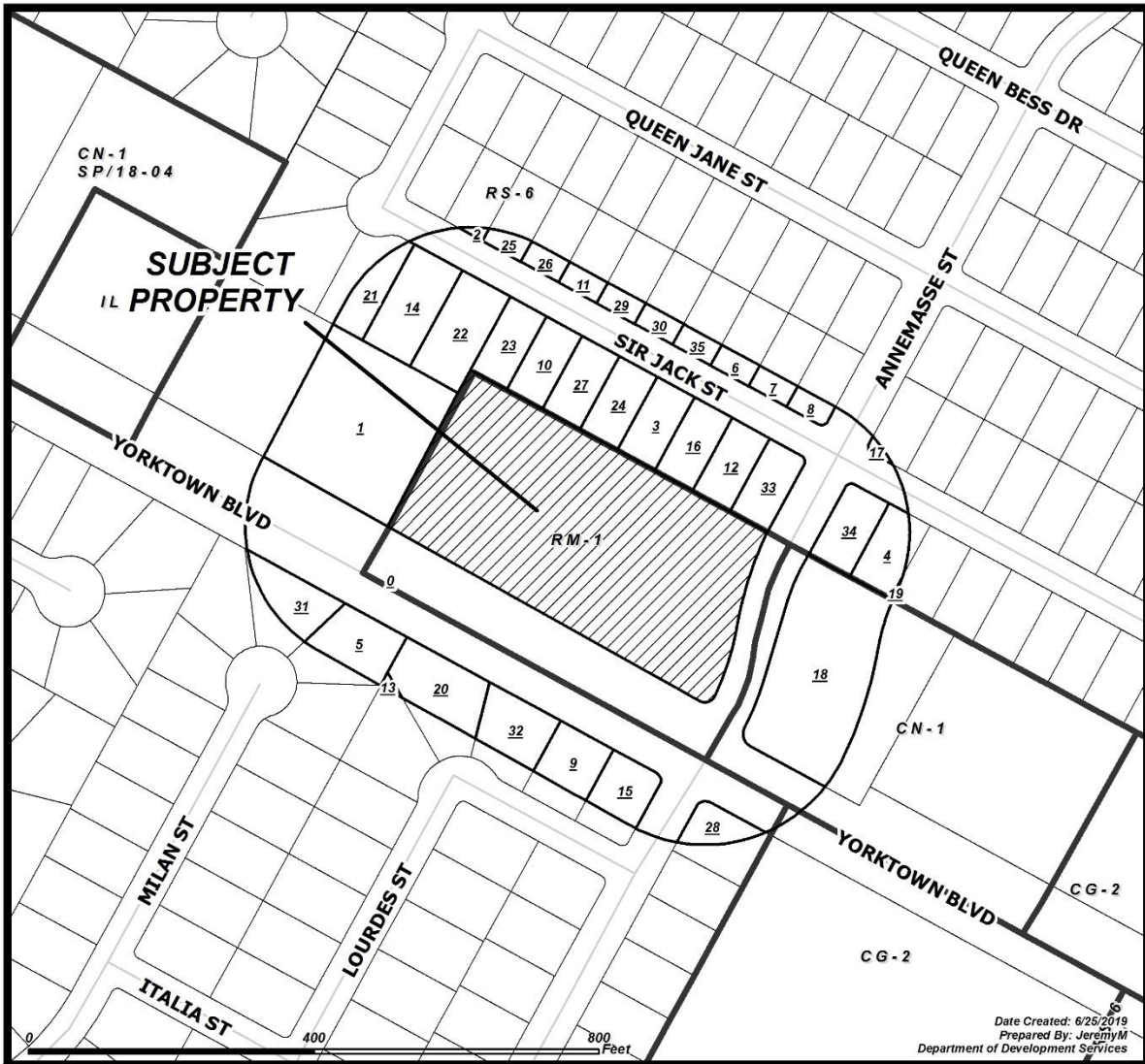
Approval of the change of zoning from the "RM-1" Multifamily District to the "CN-1" Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 35 within 200-foot notification area 5 outside notification area
	<u>As of July 31, 2019:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
Totaling 1.78% of the land within the 200-foot notification area in opposition.	

Attachments:

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

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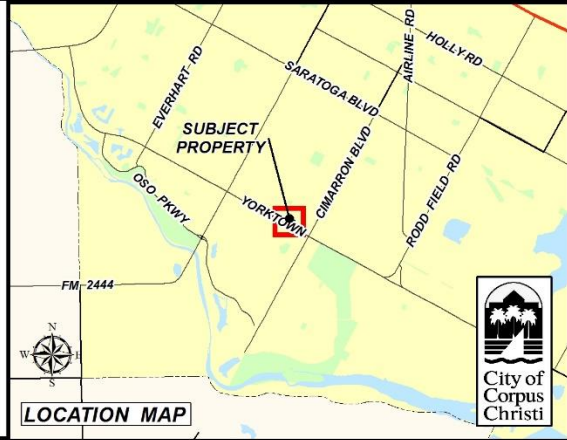


Date Created: 6/25/2019
Prepared By: Jeremy M
Department of Development Services

**CASE: 0719-03
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-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



LOCATION MAP

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, que 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. 0719-03**

Cloudcroft Land Ventures, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-1" Multifamily 1 District** to the **"CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

6202 Yorktown Boulevard and being a 12.780-acre tract of land out of lots 10 and 11, Section 10, Flour Bluff and Encinal Farms and Garden Tracts, located at the northwest corner of the intersection of Yorktown Boulevard and Annemasse Drive, and west of Cimarron Boulevard.

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, July 10, 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: RAWL + FRANCES GARCIA

Address: 6209 SIR JACK City/State: Tx, 78414

() IN FAVOR (X) IN OPPOSITION Phone: 361-442-8233

REASON:

Francis Garcia

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1015
Property Owner ID: 12

Case No. 0719-03
Senior City Planner: Osei Amo-Mensah
Email: oseim@cctexas.com

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Printed Name: Rae Avolio
Address: 6218 Sir Jack St. City/State: Corpus Christi TX
() IN FAVOR (X) IN OPPOSITION Phone: 361-457 2486 ⁷⁸⁴¹⁴

REASON: Will increase traffic even more and crime in my neighborhood. I do not approve. Will bring down my property value!
Rae Avolio
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1015
Property Owner ID: 17

Case No. 0719-03
Senior City Planner: Osei Amo-Mensah
Email: osemim@cctexas.com