

Planning Commission Final Report

Case No. 0117-03

Infor No. 16ZV1005

Planning Commission Hearing Date: January 11, 2017

Applicant & Legal Description	<p>Applicant/Owner: CLA Realtors for Carriage Management, Inc. Representatives: Wayne Lundquist Legal Description/Location: Seaside Subdivision, Block 2, Lot 1 and 2.</p>			
Zoning Request	<p>From: "RM-AT" Multi-Family Apartment Tourist District To: "RS-10/SP" Single-Family 10 District with a Special Permit Area: 3.10 acres Purpose of Request: To move their corporate offices and two chapels from the back central property.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT" Multi-Family Apartment Tourist	Vacant	Low Density Residential
	<i>North</i>	"RM-AT" Multi-Family Apartment Tourist	Vacant and Professional Office	Low Density Residential and Commercial
	<i>South</i>	"RM-10" Multi-Family 10	Public/Semi-Public	Public/Semi-Public
	<i>East</i>	"RM-AT" Multi-Family Apartment Tourist	Medium Density Residential	High Density Residential
	<i>West</i>	"RM-AT" Multi-Family Apartment Tourist	Public/Semi-Public	Public/Semi-Public
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for residential, educational, and recreational areas focusing on residential neighborhoods. The proposed rezoning to the "RS-10/SP" Single-Family 10 District is inconsistent with the adopted Future Land Use Map or the Southeast Area Development Plan. Map No.: 042038 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 201 feet of street frontage along Ocean Drive, which the Urban Transportation Plan designates as an “A2” Secondary Arterial Divided street. The maximum desirable average daily trips (ADT) for a designated “A2” is 20,000 to 32,000 daily trips. The subject property is located on the west side of Ocean Drive approximately 1,068 feet south of Robert Drive, which is designated as a “C1” Minor Residential Collector street, with a maximum ADT of 1,000 to 3,000 daily trips.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2015)
	Ocean Drive	“A2” Secondary Arterial Divided	100’ ROW 54’ paved	76’ ROW 80’ paved	26,960 ADT
	Robert Dr.	“C1” Minor Residential Collector	60’ ROW 40’ paved	60’ ROW 49’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT” Multi-Family AT District to the “RS-10/SP” Single-Family 10 District with a Special Permit (SP) to be incorporated into the adjoining cemetery property. The owner will be moving their corporate offices and two chapels from the central back property to front upon Ocean Drive.

Development Plan: The proposed rezoning is within the Seaside Subdivision. The applicant is proposing to incorporate the 3.10 acre property into the adjoining cemetery property.

Existing Land Uses & Zoning: The subject property is vacant and zoned “RM-AT” Multi-Family AT District. North of the subject property, across Ocean Drive, is a vacant lot with a professional office zoned “RM-AT” Multi-Family Apartment Tourist District. South of the subject property is the Seaside Cemetery zoned “RS-10” Single-Family Residential 10 District. East of the subject property is a motel zoned “RM-AT” Multi-Family Apartment Tourist District. West of the subject property is the entrance to Seaside Cemetery zoned “RM-AT” Multi-Family Apartment Tourist District.

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 Southside Area Development Plan (ADP). The proposed rezoning to the “RS-10/SP” Single-Family 10 District with a Special Permit is inconsistent with the Southside ADP or the adopted Future Land Use Plan’s designation

of the property as commercial. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

Plan CC: Element 3: Housing and Neighborhood Vision:

High-quality, safe, and diverse neighborhoods provide a variety of living choices. Corpus Christi's growth has revitalized older parts of the city; created a new livework-play neighborhood downtown; and promoted a sense of place and neighborhood in new housing development. Neighborhoods provide housing affordable across the income scale for diverse households, the workforce, young and elderly single persons, couples, families with children, empty nesters, and retirees. People can get around the city by multiple modes of transportation—connected networks of good streets and sidewalks, safe bicycle routes, and excellent public transportation. Goal and Strategies: ○ Promote orderly development with fairness to all tax payers and rate payers while keeping in mind impacts to the affordability of housing.

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods.
- Support preservation and reuse of historically significant buildings, areas, and sites. ○ Give consideration to regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations or bicycle/pedestrian facilities.

Southeast Area Development Plan:

Principle Objectives:

- a. Stabilize and conserve residential neighborhoods Policy

Statement A.3:

The City should create an Overlay Zoning District (see Figure 2) between Ennis Joslin and the Cayo Del Oso similar to the Oso Parkway corridor recommended in the Southside, Westside, and Port/Airport/Violet Area Plan recommendations. Development in this area should protect natural drainage ways, water quality, view vistas, and natural plant/wildlife habitats. Secondly, it should provide open space areas and a hike/bike trail along Ennis Joslin and Ocean Drive shoreline areas. Protection of these features increases development potential for new residential, educational, and recreational uses abutting the bay front and the Cayo Del Oso.

Policy Statement B.6:

Ocean Drive is a unique, scenic, drive with single family residential land uses along its corridor from Ayers Drive to Alameda and rezonings to higher density multi-family or commercial uses should be strongly discouraged.

Policy Statement B.11:

The City should establish development regulations along streets designated as scenic corridors, and at points designated for view vistas and gateways.

Plat Status: The subject property is platted.

Department Comments:

- The proposed rezoning deviates from the Comprehensive Plan:
 - Uses typically found along Ocean Drive are residential, educational, and recreational.
- It is staff's opinion that the proposed rezoning would negatively impact the surrounding residential and recreational properties along Ocean Drive's scenic route. The property to be rezoned is inconsistent with the Future Land Use Plan's designation of the property as a commercial use.
- The property does not follow the Southeast Area Development Plan for stabilizing and conserving residential neighborhoods.
- A Special Permit is required for cemeteries to expand to adjacent property and property would need to abide by any and all statements for development by the Unified Development Code pertaining to cemeteries and their use.

Planning Commission and Staff Recommendation (January 11, 2017):

Approval of the change of zoning from the "RM-AT" Multi-Family Apartment Tourist District to the "RS-10/SP" Single-Family 10 District.

Vote Results:

For: 9

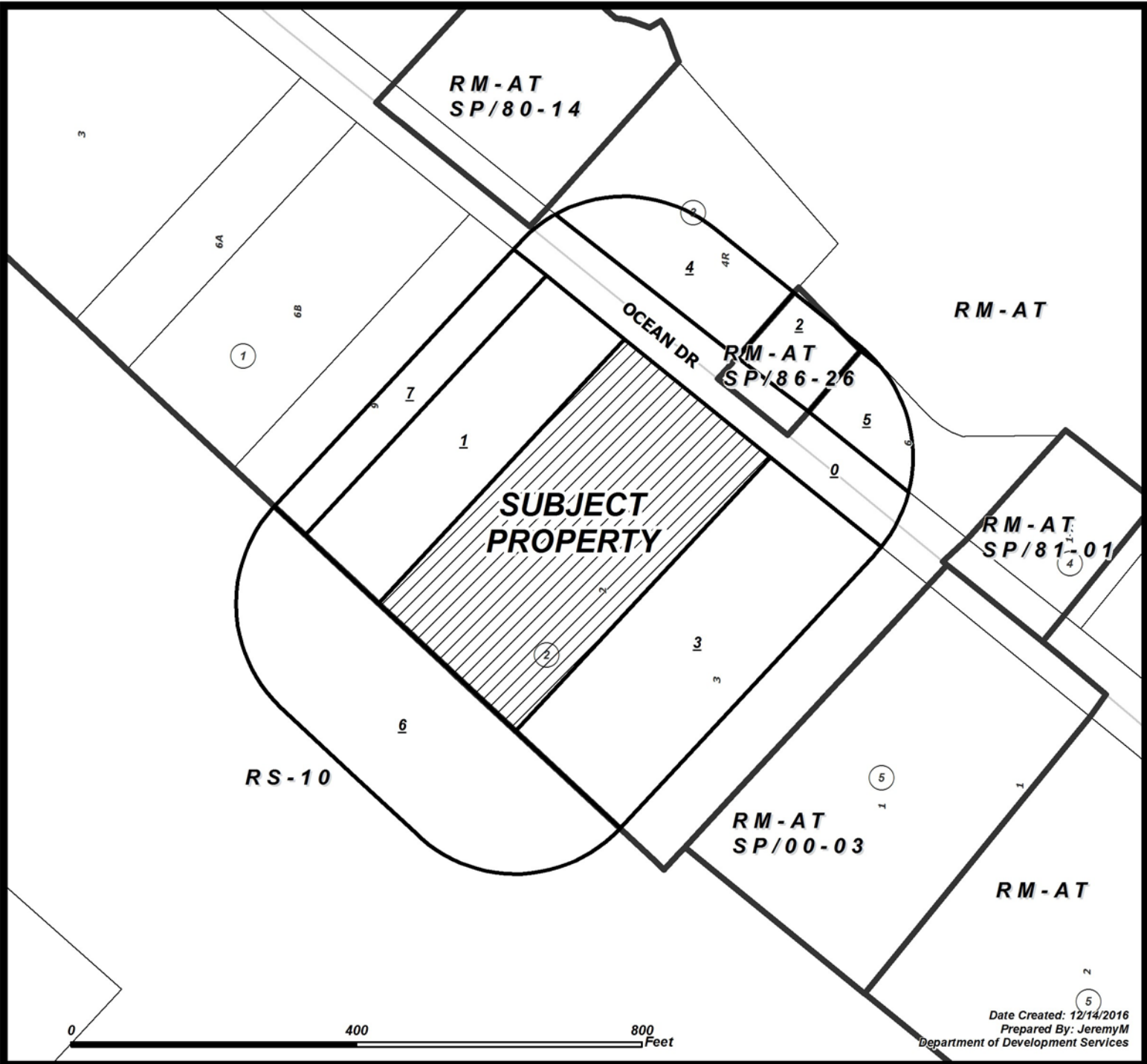
Opposed: 0

Absent: 0

Public Notification	Number of Notices Mailed – 43 within 200-foot notification area 5 outside notification area
	<u>As of January 10, 2017:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 3 inside notification area – 0 outside notification area
	Totaling .49% of the land within the 200-foot notification area in opposition.

Attachments:

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

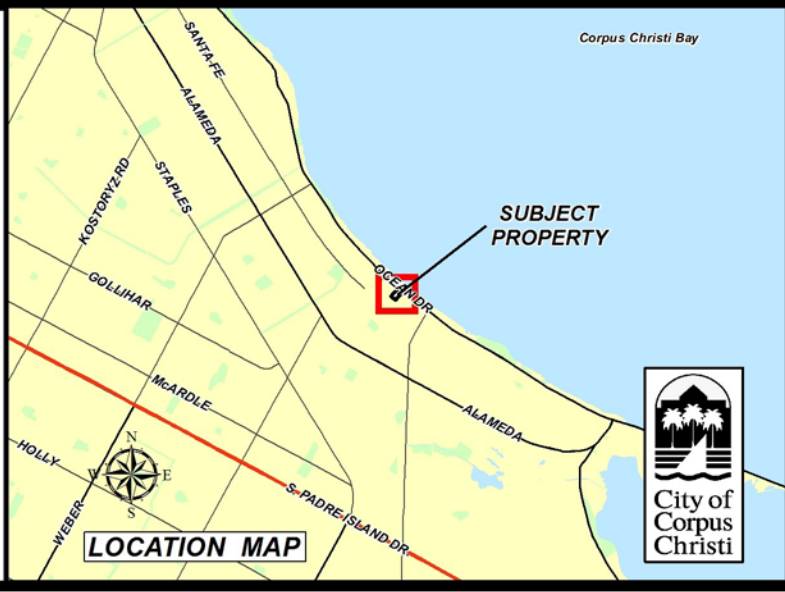


Date Created: 12/14/2016
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0117-03 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



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 commission 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. 0117-02**

Carriage Management, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily AT District** to the **"RS-10/SP" Single-Family 10 District with a Special Permit, resulting in a change to the Future Land Use Map from commercial use to low density single family use.** The property to be rezoned is described as:

Seaside Subdivision, Block 1, Lot 6B, located on the south side of Ocean Drive between Robert Drive and Airline Road.

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, January 11, 2017**, 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: John B. Schocki

Address: 4350 OCEAN DRIVE City/State: Corpus Christi, Tex

() IN FAVOR (X) IN OPPOSITION Phone: 361-510-4192

REASON: DO NOT FAVOR RS-10/SP STATUS here as LAND USE. PRESENT LEVEL should REMAIN.

Signature: 

SEE MAP ON REVERSE SIDE
Property Owner ID:
Infor Case No.: 16ZN1004 VB

Case No. 0117-02
Project Manager: Brenda Joyas

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Printed Name: Faith Sohocki
Address: 4350 OCEAN DR City/State: Corpus Christi, TX
() IN FAVOR IN OPPOSITION Phone: 361-739-9721

REASON: prefer multi-family RM-AT status for this designation
Faith Sohocki
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID:
Infor Case No.: 16ZN1004 JS

Case No. 0117-02
Project Manager: Brenda Joyas

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Printed Name: WILEY W. FOWLER

Address: 4334 OCEAN DR #505 City/State: CORPUS CHRISTI, TX 78412

() IN FAVOR (X) IN OPPOSITION Phone: 445-1300

REASON: I just don't know what this is all about. I expect to attend mtg. (Rezoning Case No. 0117-02) 1-11-17
~~11:27~~
5:30-PM

Wiley W. Fowler
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID:
Infor Case No.: 162N1004 VB

Case No. 0117-02
Project Manager: Brenda Joyas