

# STAFF REPORT

Case No. 0417-03  
 INFOR No. 17ZN101012

**Planning Commission Hearing Date:** April 19, 2017

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Representative:</b> Munoz Engineering  <b>Owner:</b> ERF Real Estate, Inc.  <b>Location:</b> 1012 Kinney Street  <b>Legal Description/Location:</b> Blucher Subdivision, Block A, Lot 10, located on the northwest corner of Waco Street and Kinney Street.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "IH" Heavy Industrial District  <b>To:</b> "IL" Light Industrial District  <b>Area:</b> 1.284 acres  <b>Purpose of Request:</b> To allow for the construction of an office building.</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>	"IH" Heavy Industrial	Vacant	Mixed Use
	<i>North</i>	"IH" Heavy Industrial	Vacant Light Industrial	Mixed Use
	<i>South</i>	"CI" Intensive Commercial	Vacant Commercial Professional Office	Mixed Use
	<i>East</i>	"CI" Intensive Commercial	Public/Semi Public	Mixed Use
	<i>West</i>	"IH" Heavy Industrial	Professional Office	Mixed Use
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Central Business Area Development Plan and is planned for Mixed uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the Future Land Use Map's designation of Mixed Use and the Central Business Area Development Plan, but is consistent with goals outlined in Plan CC.  <b>Map No.:</b> 045044  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 300 feet of street frontage along Kinney Street which is designated as a Local Street and 225 feet of street frontage along Waco Street which is also designated as a Local Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Kinney Street	Local	50' ROW 28' Paved	45' ROW 38' Paved	Not Available
	Waco Street	Local	50' ROW 28' Paved	60' ROW 25' Paved	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “IH” Heavy Industrial District to the “IL” Light Industrial District to allow for the construction of an office building.

**Development Plan:** The subject property is comprised of 1.284 acres is proposed to be developed as a 6,500 square foot office building with a maximum occupant load of 65.

**Existing Land Uses & Zoning:** The subject property is zoned “IH” Heavy Industrial District and is vacant. The north property is zoned “IH” Heavy Industrial District and has vacant and light industrial uses. The properties to the south are “CI” Intensive Commercial District with vacant, commercial, and professional office uses. The eastern property is zoned “CI” Intensive Commercial District with public/semi-public use. To the west is “CI” Intensive Commercial District with professional office use.

**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 Central Business Area Development Plan (ADP). The proposed rezoning to the “IL” Light Industrial District is inconsistent with the adopted Central Business ADP. The proposed rezoning is related to the following policies of the Comprehensive Plan:

- Support future development by making a variety of land uses available, while working to ensure compatibility between existing and future land uses. (Central Business ADP, Objective LU 1).
- Existing industrial zoning or land use changes to another or expanded industrial use shall be discouraged (Central Business ADP, Policy LU 1.4).
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (Plan CC, Economy and Workforce, Goal 2).

**Department Comments:**

- Changes from one industrial use to another is discouraged in the Central Business ADP
- There is not access to Collector or Arterial Streets to service vehicles typically used in industrial zoning
- Use of the property as residential is not characteristic of the neighborhood.
- An office use would be consistent with the surrounding businesses.
- Residential use exists a block south of site.
- Proposed use of office does not require the “IL” Light Industrial District.

**Staff Recommendation:**

Denial of the change of zoning from the “IH” Heavy Industrial District to the “IL” Light Industrial, and in lieu thereof, approval of the “C1” Intensive Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 29 within 200-foot notification area 1 outside notification area
	<b><u>As of April 7, 2017:</u></b>
	In Favor – 0 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)
2. Public Comments Received (if any)