

PLANNING COMMISSION FINAL REPORT

Case No. 0115-07

HTE No. 15-10000004

Planning Commission Hearing Date: February 25, 2015

Applicant & Legal Description	<p>Applicant/Owner: North Beach Holdings, LLC Legal Description/Location: Lot 52A, Block III, Corpus Beach Hotel Addition, located along Hotel Place approximately 180 feet east of Surfside Boulevard and along the beach frontage.</p>			
Zoning Request	<p>From: "RM-AT" Multifamily AT District To: "CR-3" Resort Commercial District Area: 0.5865 acres Purpose of Request: To allow an Outdoor Recreation use, such as a Ferris wheel.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT" Multifamily AT	Commercial	Tourist
	<i>North</i>	"RM-AT" Multifamily AT	Vacant	Tourist
	<i>South</i>	"RM-AT" Multifamily AT	Vacant	Tourist
	<i>East</i>	"RM-AT" Multifamily AT	Park/Beach	Park/Beach
	<i>West</i>	"RM-AT" Multifamily AT	Commercial	Tourist
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the North Beach Area Development Plan and is planned for tourist uses. The proposed rezoning to the "CR-3" Resort Commercial District is consistent with the adopted Future Land Use Plan and the North Beach Area Development Plan. Map No.: 044047 Zoning Violations: Illegal Sign/June 2012. Closed out as compliant in August 2012.</p>			

Transportation	Transportation and Circulation: The subject property is located approximately 180 feet east of Surfside Boulevard, which is a “C1” Minor Residential Collector with a maximum desirable number of Average Daily Trips (ADT) of 1,000 to 3,000. The property has approximately 300 feet of street frontage along Hotel Place, which is a local street, and 85 feet of frontage along the beach. Local streets have a maximum desirable ADT of 500.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Hotel Place	Local	50’ ROW 28’ paved	45’ ROW 27’ paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT” Multifamily AT (Apartment Tourist) District to the “CR-3” Resort Commercial District to allow the placement of a trailer mounted Ferris wheel in the vacant area of the parking lot. Based on the Use Categories of the Unified Development Code (UDC), a Ferris wheel is categorized as an Outdoor Recreation use, which is not allowed in the “RM-AT” Multifamily AT District. The “RM-AT” District only allows residential uses and hotel uses. Additionally, the rezoning to the “RM-AT” District would bring the existing Fajitaville restaurant into conformity with the UDC. It was permitted under the former Zoning Ordinance when restaurants were allowed in the “AT” Apartment Tourist District. Also, the “CR-3” Resort Commercial District allows reduced front yard setbacks to accommodate smaller lots sizes laid out in the original subdivision plat.

Development Plan: The subject property is the location of the restaurant Fajitaville and its required parking lot. The applicant/owner intends to place a trailer-mounted Ferris wheel in a vacant area of the parking lot to be used as an outdoor recreational amusement ride. The applicant/owner also owns the hotel to the west of Fajitaville at the corner of Surfside Boulevard and Hotel Place. Any additional parking spaces required for the Ferris wheel or any of the restaurant’s parking spaces burdened by the Ferris wheel would be made available on adjacent land to the south, which is also owned by the applicant.

Existing Land Uses & Zoning: The subject property is occupied by the Fajitaville restaurant and its parking lot. North of the subject property is vacant land zoned “RM-AT” District. The applicant owns the property to the south and recently received a construction permit to build a parking lot on the site to support adjacent motel operations. West of the subject property are properties zoned “RM-AT” District, which are occupied by a motel also owned by the applicant. Corpus Christi Bay is to the east of the subject property.

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 North Beach Area Development Plan (ADP). The proposed rezoning to the “CR-3” Resort Commercial District is consistent with the North Beach ADP and the adopted Future Land Use Plan’s designation of the property as tourist. Additionally, the following are pertinent elements of the North Beach Area Development Plan and should be considered:

Development Goals

- Create a uniquely attractive atmosphere for small and large scale visitor destination attractions.
- Design public spaces to create destinations with uniquely attractive public facilities. Target the southern half of North Beach as a location for “high impact” destinations with the north half of North Beach as a destination for “low impact” destinations. High impact destinations may have visual and noise impacts, such as a Ferris wheel, roller coaster, etc.

Policy Statement 2: Promote and develop a host of community and tourist destinations for North Beach (formerly Corpus Christi Beach).

Plat Status: The subject property is platted.

Department Comments:

- Utilities: The proposed use of a Ferris wheel and the existing development of a restaurant do meet the existing utility capacity infrastructure in this area. However, it should be noted that the type of high-density development allowed in a “CR-3” Resort Commercial District, such as a multi-story hotel, may require additional utility upgrades should there be changes to the future development plans of this site. Otherwise, the subject property is suited to be developed with uses allowed by the “CR-3” District.
- The re-zoning is consistent with the Comprehensive Plan; and elements of the North Beach Area Development Plan as outlined in the previous section of this report.
- The re-zoning does conform to the current and adjacent uses of the properties to the west, which include a restaurant and motel.
- The re-zoning does not have a negative impact on the surrounding neighborhood because it conforms with the land uses to the west, north and south and is compatible with the character of the North Beach area.
- The reduced setbacks of the “CR-3” District are appropriate for the subject property and would not have an impact on the surrounding properties.

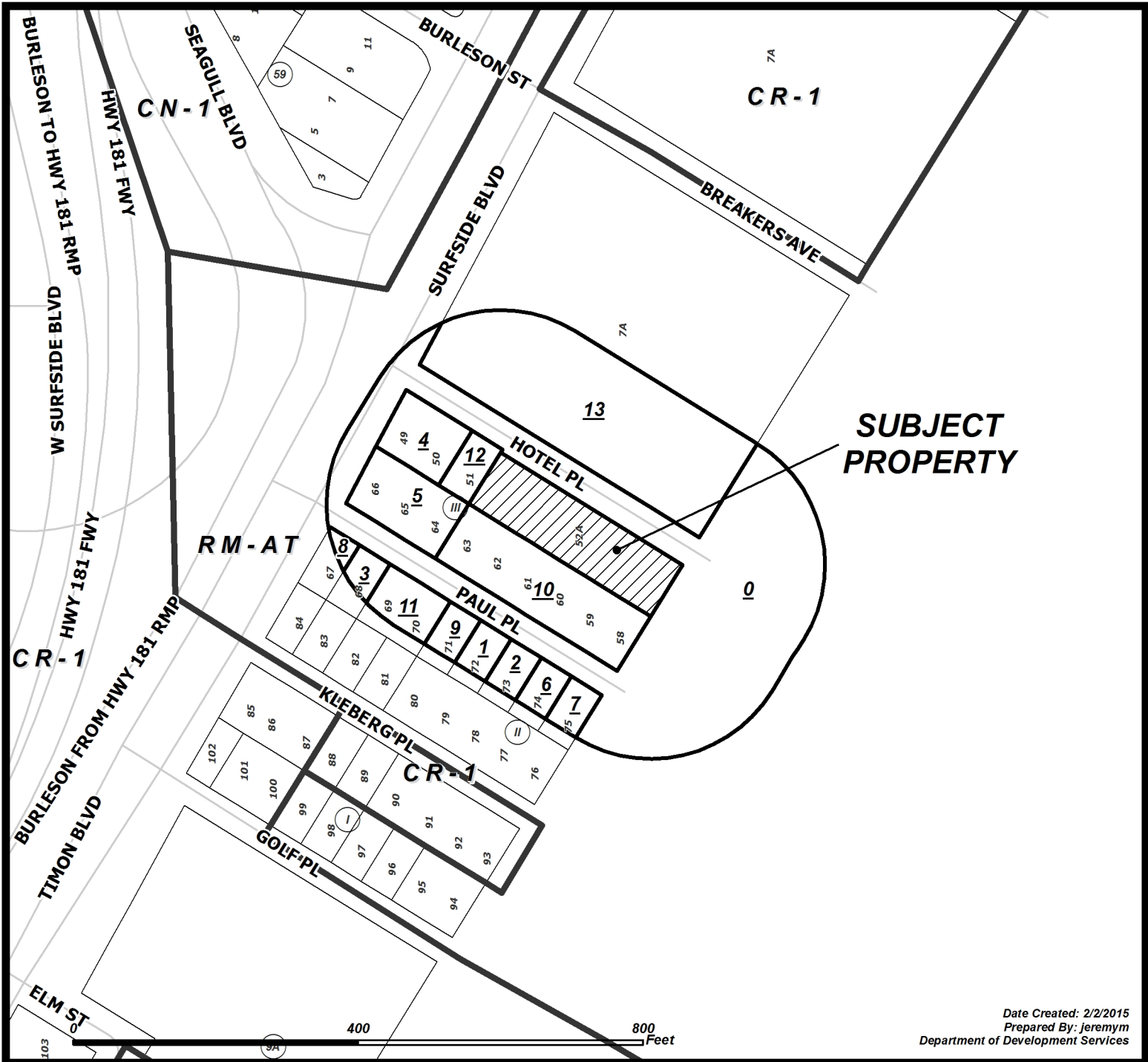
Planning Commission and Staff Recommendation:

Approval of the change of zoning rezoning from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District.

Public Notification	Number of Notices Mailed – 13 within 200-foot notification area 4 outside notification area
	<u>As of March 13, 2015:</u>
	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)




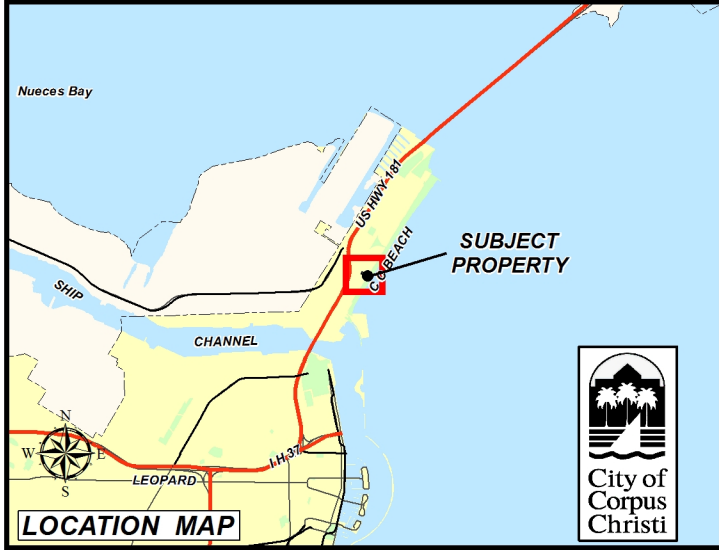
SUBJECT PROPERTY

Date Created: 2/2/2015
 Prepared By: jeremym
 Department of Development Services

CASE: 0115-07

2013 Aerial

 Subject Property



LOCATION MAP