

PLANNING COMMISSION FINAL REPORT

Case No. 0219-04

INFOR No. 19ZN1002

Planning Commission Hearing Date: February 20, 2019

Applicant & Legal Description	Owner: SCCBH, LLC. Applicant: Urban Engineering Location Address: 213 Kleberg Place Legal Description: Being 0.364 Acre Zoning Tract, being over and across a portion of Lot 88R, Block I, Corpus Beach Hotel Addition, located on the north side of Golf Place, east of Surfside Boulevard, and west of Corpus Christi Beach (Corpus Christi Bay).			
Zoning Request	From: "RM-AT" Multifamily AT District To: "CR-1" Resort Commercial District Area: 0.364 acres Purpose of Request: To allow for the construction of a hotel.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT" Multifamily AT	Vacant	Mixed Use
	<i>North</i>	"CR-1" Resort Commercial	Vacant	Mixed Use
	<i>South</i>	"CR-1" Resort Commercial	Commercial	Mixed Use
	<i>East</i>	"RM-AT" Multifamily AT	Park (C.C. Beach)	Permanent Open Space (C.C. Beach)
	<i>West</i>	"CR-1" Resort Commercial	Vacant and Commercial	Mixed Use
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed uses. The proposed rezoning to the "CR-1" Resort Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 044047 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 200 feet of street frontage along Golf Place which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Golf Place	C1" Minor Collector	60' ROW 40' paved	50' ROW 20' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-AT" Multifamily AT District to the "CR-1" Resort Commercial District to allow for the construction of a hotel.

Development Plan: The subject property is 0.364 acres in size. The owner is proposing the construction of a 52 room hotel. There will be 60 total parking spaces (2 accessible). Construction will begin in 2019. It will consist of a single building, approximately 60 feet height. The ground floor will be used as parking and the structure will be elevated to meet base flood elevation requirements. The development includes a pool in front of the building on the beach side. The hotel office will be open 24 hours a day and the hotel will employ approximately 20 employees (total) during the various shifts.

Existing Land Uses & Zoning: The subject property is currently zoned "RM-AT" Multifamily AT District, consists of vacant land, and has remained relatively undeveloped since annexation in 1935. To the north is a vacant property zone "CR-1" Resort Commercial District. To the south is a hotel (Quality Inn and Suites) zoned "CR-1" Resort Commercial District. To the east is Corpus Christi Beach zoned "RM-AT" Multifamily AT District. To the west are vacant properties and two small rental cottages zoned "CR-1" Resort Commercial District.

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.

Utilities:

Water: 6-inch ACP line located along Golf Place.

Wastewater: 8-inch VCP line located along Golf Place.

Gas: 2-inch Service Line located along Golf Place.

Storm Water: 24-inch located along Golf Place.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed uses. The proposed rezoning to the "CR-1" Resort Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). 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).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).
- 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.
- Key differences between the “RM-AT” and “CR-1” District are in regards to setbacks. While both districts require 20-foot street yard setbacks, the “RM-AT” District requires a 10-foot setback along the side and rear property lines. The “CR-1” District does not require side and rear setbacks. The granting of the change of zoning will allow a consistent setback to be applied across the entire project site.
- While the “RM-AT” District allows overnight accommodation uses, a buffer yard would be required at the zoning district line effectively splitting the proposed hotel site. Allowing the change of zoning would eliminate the buffer yard requirement.

Planning Commission and Staff Recommendation (February 20, 2019):

Approval of the change of zoning from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District.

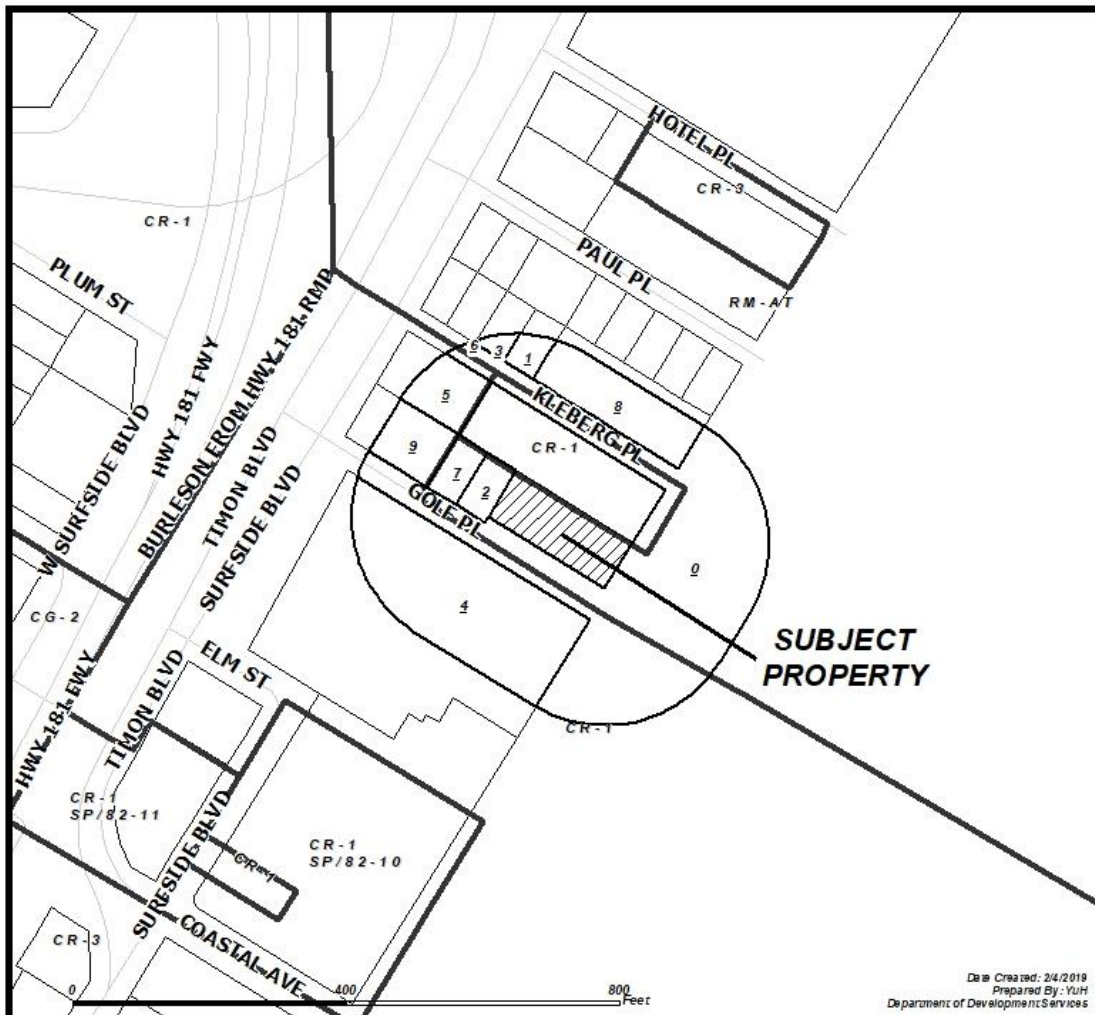
Vote Results:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

Public Notification	Number of Notices Mailed – 9 within 200-foot notification area 5 outside notification area
	<u>As of February 15, 2019:</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:

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



Map Created: 2/4/2019
Prepared By: YUH
Department of Development Services

CASE: 0219-04 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-4.6 Single-Family 4.6
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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 500' listed on attached ownership table
 Owners in opposition

