

STAFF REPORT

Case No. 1016-03

HTE No. 16-10000036

Planning Commission Hearing Date: October 5, 2016

Applicant & Legal Description	Applicant/Owner: Durrill Farms, LLC Representative: LJA Engineering/Clinton McAdams Legal Description/Location: Being a 2.6-acre tract of land out of Lot 1, Block 2, Port Addition, located between Port Avenue and Brewster Street and between Tanchua Street and Broadway Street.			
Zoning Request	From: "IH" Heavy Industrial District To: "CI" Intensive Commercial District Area: 2.6 acres Purpose of Request: To allow construction of a seven-story hotel.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"IH" Heavy Industrial District	Public/Semi-Public	Commercial
	North	"IH" Heavy Industrial District	Commercial and Public/Semi-Public	Tourist
	South	"IH" Heavy Industrial District	Commercial	Commercial
	East	"IH" Heavy Industrial District	Public/Semi-Public	Commercial
	West	"IH" Heavy Industrial District	Public/Semi-Public	Parking Lot
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Central Business Area Development Plan (ADP) and is planned for commercial uses. The proposed rezoning to the "CI" Intensive Commercial District is consistent with the adopted Future Land Use Map and the Central Business Area Development Plan. Map No.: 045046 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 450 feet of street frontage along Port Avenue, which the Urban Transportation Plan designates as an "A2" Secondary Arterial Divided street; 300 feet along Brewster Street, which is designated as a local residential street, and 400 feet along Tanchua Street, which is designated as a "C1" Minor Residential Collector street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Port Avenue	"A2" Secondary Arterial Divided	100' ROW 54' paved	95' ROW 45' paved	N/A
	Brewster Street	Local Residential	50' ROW 28' paved	55' ROW 30' paved	N/A
	Tancahua Street	"C1" Minor Residential Collector	60' ROW 40' paved	55' ROW 35' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "IH" Heavy Industrial District to the "CI" Intensive Commercial District to allow the construction of a seven-story hotel.

Development Plan: The applicant is proposing a seven story, 156,667 square foot hotel with 196 rooms. It will include 7,890 square feet of office space and meeting space along with a 3,995 square foot restaurant. At a minimum, the Unified Development Code would not require any setbacks due to surrounding heavy industrial districts surrounding the lot. A buffer yard of 10 feet with 5 points would be required along the property lines abutting the "IH" Heavy Industrial District. The proposed development will have a height of 78 feet and 6 inches, not including the 5 foot parapet.

Existing Land Uses & Zoning: The subject property is a parking lot and zoned "IH" Heavy Industrial District. All of the surrounding property is in the "IH" Heavy Industrial District. North of the subject property is Whataburger Field and Hurricane Alley. West of the subject property is a parking lot owned by the Nueces County Navigation District and to the south is Brewster Street Ice House. There is a strip of the parking lot adjacent and to the east of the subject property not owned by the applicant. Further east of Highway 181 is zoned "CI" Intensive Commercial and consists of the "S.E.A." District (Sports, Entertainment and Arts).

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 Central Business Area Development Plan and is designated for commercial uses. The proposed rezoning to the "CI" Intensive Commercial District is consistent with the Comprehensive Plan and the Future Land Use Map. Additionally, the following are pertinent elements of the Comprehensive Plan that should be considered:

- Construction of hotels and motels are encouraged to support the convention center and the tourist industry. The proposed hotel is in close proximity to Whataburger Field, Hurricane Alley Water Park, and the "S.E.A. District" which consists of many tourist attractions, including playhouses, museums, parks and

convention centers. (Tourists and Conventions Policy b. Encourage Hotel/Motel Construction)

- Commercial activities which generate large volumes of traffic should have direct access to an arterial road without having to traverse low-density areas. (*Policy Statement, Residential Policy Statement E*)
- Encourage infill development on vacant tracts within developed areas (Policy Statements, Residential Policy Statement F)
- The density of development in an area should be directly related to the design capacity of the infrastructure. (Policy Statements, Land Use Policy F)
- In order to ensure that development and redevelopment within the Central Business area will eliminate blighting influences of outmoded and inefficient development patterns, the following land use techniques shall be required for all development: (POLICY LU 1.3, Central Business Area Development Plan)
 - Create a walkable, pedestrian-oriented and transit-supportive urban environment.
 - Conserve land, energy, and natural resources through reduced automobile usage and advanced techniques such as onsite low-impact stormwater design techniques where practicable, and concentrate intensive land uses around existing public and private infrastructure so as to take advantage of the value of such investment.
 - Promote a mix of tourist, retail, entertainment, residential, and civic uses in the Central Business area and provide an aggregation of commercial uses in centers; avoid the use of any additional new strip-commercial development along right-of-ways.
- Plan and provide for a functional 24-hour Central Business area with residential and non-residential mixed use centers, containing areas of different densities, architectural styles, and land uses. Emphasize conflict-free, ADA-accessible, pedestrian-oriented planning techniques to enhance connections between Downtown and Uptown and promote a uniquely attractive atmosphere for small and large-scale tourist attractions and local businesses. (OBJECTIVE UD 1, Central Business Area Development Plan)
- Provide diversity, not homogeneity, with a variety of building types in an attractive urban environment utilizing form, color, materials, building orientation, variation in building height, placement, and siting, and by arranging buildings in a regular patterns that are unbroken by parking lots and locating parking behind all uses for new development. Where parking garages are developed, the first floor of any parking garage must be constructed to ultimately provide mixed commercial/office uses on the first floor street level. (POLICY UD 1.3, Central Business Area Development Plan)

- Pursue the development of a comprehensive “Complete Streets” program and design within the Central Business area boundaries. Pedestrian corridors should provide a strong, pedestrian-oriented environment for people of all ages and diverse forms of mobility. (POLICY UD 1.4, Central Business Area Development Plan)
- The City Council adopts Figure 6 “Central Business Multi-Modal Transportation Map” as the guide for future multi-modal transportation decisions in the Central Business area. The transportation network of this Plan constitutes additional planning and implementation measures for the Central Business area in addition to those outlined under the City’s adopted Urban Transportation Plan. (POLICY TD 1.1, Central Business Area Development Plan)

Plat Status: The subject property is platted. Replatting may be required at the Building Permit stage in order to ensure adequate utility easements for potential public improvements.

Department Comments:

- The rezoning is consistent with the Comprehensive Plan.
- The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property being rezoned is suited for the uses permitted by the requested district, “CI” Intensive Commercial District.
- The rezoning does not have a negative impact upon the surrounding neighborhood.
- Applicant has provided a Memorandum of Understanding between Whataburger Field and Hurricane Alley with an agreement of shared parking for the hotel for 200 parking spaces.
- Although a hotel use is an acceptable use for a commercial district, the proposed seven story hotel and mixed commercial use may incur a higher traffic count for surrounding area.

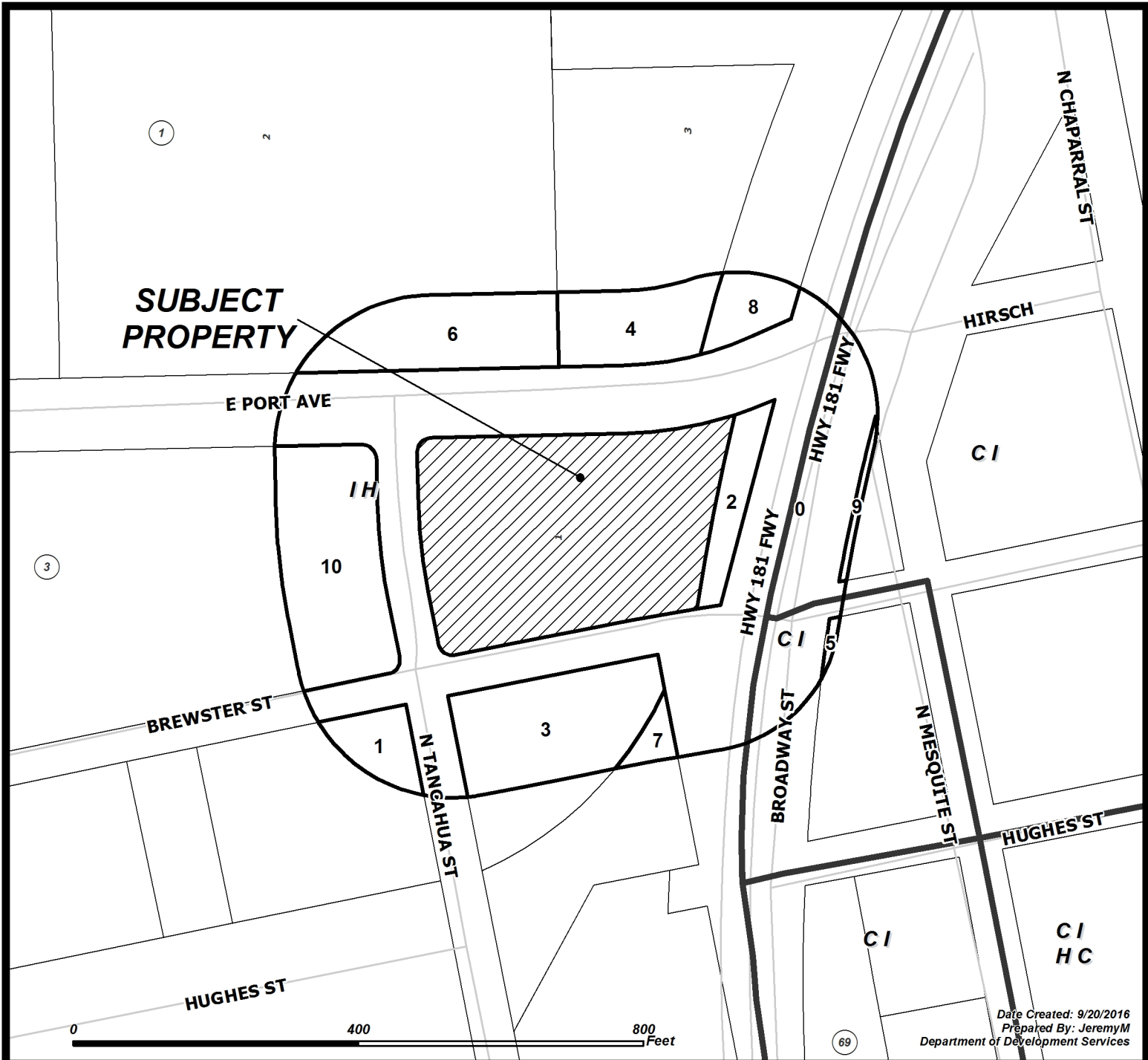
Staff Recommendation:

Approval of the change of zoning from the “IH” Heavy Industrial District to the “CI” Intensive Commercial District.

Public Notification	Number of Notices Mailed – 10 within 200-foot notification area 2 outside notification area
	<u>As of September 28, 2016:</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)
2. Application
3. Public Comments Received (if any)



CASE: 1016-03 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	



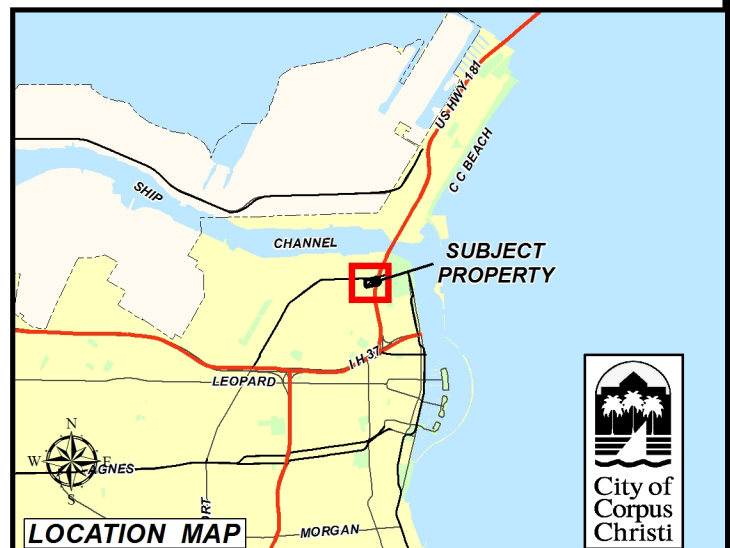
4 Owners within 200' listed on attached ownership table



Owners in favor



Owners in opposition





Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 1016-03 Map No.: 045046

PC Hearing Date: 10/05/16 Proj.Mgr: Jeff Stringer

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

*** A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

1. Applicant: Durrill Farms, LLC Contact Person: William R. Durrill, Jr.
Mailing Address: 615 S. Upper Broadway
City: Corpus Christi State: TX ZIP: 78401 Phone: (361) 884-8857
E-mail: _____ Cell: ()

2. Property Owner(s): Durrill Farms, LLC Contact Person: William R. Durrill, Jr.
Mailing Address: 615 S. Upper Broadway
City: Corpus Christi State: TX ZIP: 78401 Phone: (361) 884-8857
E-mail: _____ Cell: ()

3. Subject Property Address: Between E. Port Ave., N. Tanacahau St., Brewster St., & US 181 Area of Request (SF/ acres): 2.60
Current Zoning & Use: IH - Parking Lot Proposed Zoning & Use: CI - Hotel
12-Digit Nueces County Tax ID: 6903 - 0002 - 0012
Subdivision Name: 2.60 acres out of Port Addition Block: 2 Lot(s): 1
Legal Description if not platted: _____

4. Submittal Requirements:
☒ **Early Assistance Meeting:** Date Held 11/10/15 ; with City Staff Steven Rhea, Gilbert Garza, Miguel Torres, Alyssa Barrera
☒ **Land Use Statement** ☒ **Disclosure of Interest** ☒ **Copy of Warranty Deed**
IF APPLICABLE:
☒ **Peak Hour Trip Form** (if request is inconsistent with Future Land Use Plan) ☐ **Site Plan for PUD or Special Permit**
☐ **Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS)** ☒ **Lien Holder Authorization**
☐ **Appointment of Agent Form if landowner is not signing this form**

I certify that I have provided the City of Corpus Christi with a *complete* application for review; that I am authorized to initiate this rezoning as on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature

William R. Durrill, Jr. & James Gourley

Owner or Agent's Printed Name

Applicant's Signature

William R. Durrill, Jr. & James Gourley

Applicant's Printed Name

Office Use Only: Date Received: 8/31/16 Received By: blp ADP: cb

Rezoning Fee: 1692.50 + PUD Fee 0 + Sign Fee 40.00 = **Total Fee** 1732.50

No. Signs Required 4 @ \$10/sign Sign Posting Date: _____



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Durrill Farms, LLC

STREET: 615 S. Upper Broadway

CITY: Corpus Christi

ZIP: 78401

FIRM is: ☐ Corporation ☒ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: William R. Durrill, Jr.
(Print Name)

Title: Vice-President

Signature of Certifying Person: 

Date: _____

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

Durrill Farms, LLC is requesting a zoning change from Heavy Industrial (IH) to Commercial Intensive (CI) for a proposed development on the subject property, Port Addition, Block 2, Lot 1, located adjacent to US Highway 181. The requested zoning change will coincide with the existing zoning of Commercial Intensive (CI) on the east side of US Highway 181.

The proposed development will be a seven (7) story, 156,667 square foot Hotel. The Hotel will consist of 196 rooms, 7,890 square feet of office and meeting space, and a 3,995 square foot restaurant. The proposed development will have a height of 78'-6", not including the 5' parapet.

The proposed development will remove 153 parking spaces from the existing parking facility which contains 305 parking spaces; these spaces will be compensated for by a shared use parking agreement.

Signage will be approved by Development Services during the construction permitting process.

Construction of the hotel is scheduled to begin in May, 2016 and the anticipated completion date is November, 2017. Completion of proposed utility work is expected in October, 2016.

The hotel will remain open 24 hours a day and provide 60 full-time equivalent employment opportunities.

2. Identify the existing land uses adjoining the area of request:

North	-	IH	
South	-	IH	
East	-	CI	
West	-	IH	



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4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: James Gourley
(Print Name)

Title: President

Signature of Certifying Person: 

Date: 8/29/16

RVE NAME: R:\CLIENTS\ZUZ HOSPITALITY - 922\15024 - Hilton Hotel\Rezoning\ZUZ Hospitality-REZONING.DWG CEM DATE: 29 AUG 2016 TIME: 13:32

POINT OF BEGINNING

☐ PORT AVENUE

L1

C1

C5

L4

☐ TANCAHUA STREET

30'

C4

60'

L3

C3

2
PORTION OF
LOT 1
(2.60 ACRES)

☐ BREWSTER STREET
(WIDTH VARIES)

PORT ADDITION
VOL. 63, PG. 89, M.R.N.C.T.

L2

C2

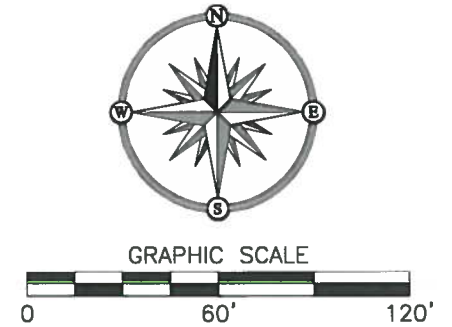
☐ US HWY 181

50'

50'

50'

100'



LEGEND AND ABBREVIATIONS

	PROPERTY LINE
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	ADJACENT PROPERTY LINE
	VOL. 713, PG 594-599, D.R.N.C.T.
	RIGHT-OF-WAY
	CENTERLINE ROADWAY
D.R.N.C.T.	DEED RECORDS, NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS, NUECES COUNTY, TEXAS

NOTES:

1. BASIS OF BEARING OF THIS SURVEY IS THE NORTH LINE OF LOT 1, BLOCK 2, PORT ADDITION, AS SHOWN ON THE PLAT OF LOTS 1, 2, AND 3, BLOCK 1, AND LOT 1, BLOCK 2, PORT ADDITION; RECORDED IN VOLUME 63, PAGE 89, MAP RECORDS, NUECES COUNTY, TEXAS.

PROPERTY CURVE TABLE

CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)	CHORD BEARING (CB)	CHORD LENGTH (CL)
C1	535.00'	155.16'	16°36'59"	78.13'	N 80°23'18" E	154.61'
C2	3,374.17'	275.32'	4°40'30"	137.73'	S 11°16'15" W	275.24'
C3	20.00'	31.42'	90°00'00"	20.00'	N 56°07'12" W	28.28'
C4	770.00'	131.93'	9°49'00"	66.13'	N 6°12'42" W	131.77'
C5	20.00'	31.42'	90°00'00"	20.00'	N 43°41'48" E	28.28'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°41'48" E	274.10'
L2	S 78°52'48" W	345.46
L3	N 11°07'12" W	72.59'
L4	N 1°18'12" W	66.09'

I, ALBERT E. FRANCO, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID DRAWING IS CORRECT TO THE BEST OF MY KNOWLEDGE, THIS THE 29th DAY OF AUGUST 29, 2016



Albert E. Franco, Jr.
ALBERT E. FRANCO, JR., R.P.L.S.
TEXAS REGISTRATION NO. 4471

NO.	DATE	REVISIONS

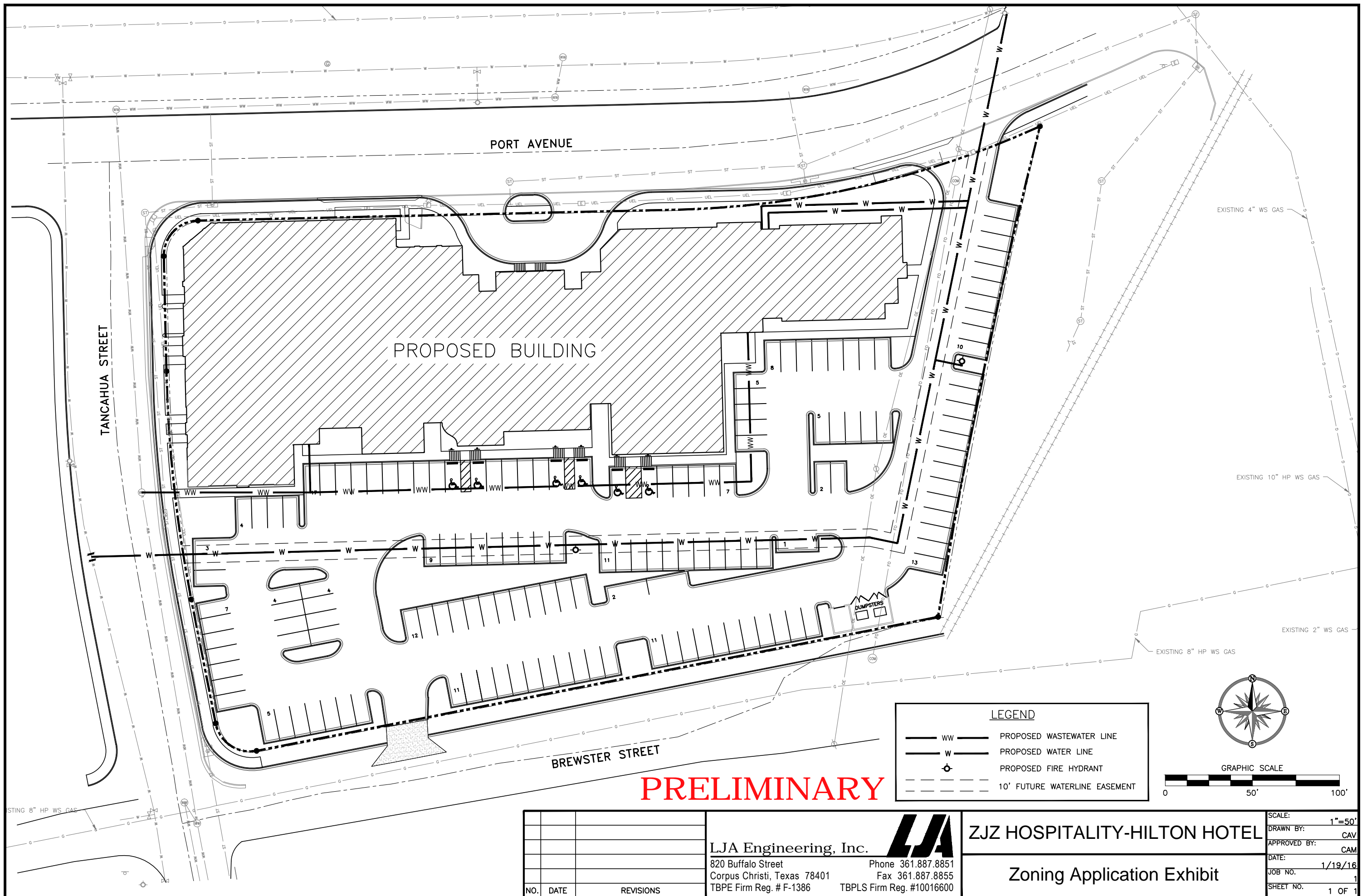
LJA Engineering, Inc.

820 Buffalo Street Phone 361.887.8851
Corpus Christi, Texas 78401 Fax 361.887.8855
TBPE Firm Reg. # F-1386 TBPLS Firm Reg. #10016600

REZONING APPLICATION

METES AND BOUNDS DRAWING

SCALE:	AS NOTED
DRAWN BY:	CEM
APPROVED BY:	AEF
DATE:	8/29/2016
JOB NO.	C922-15024
SHEET NO.	1 OF 1



PRELIMINARY

NO.	DATE	REVISIONS

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Corpus Christi, Texas 78401
TBPE Firm Reg. # F-1386

Phone 361.887.8851
Fax 361.887.8855
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ZJZ HOSPITALITY-HILTON HOTEL

Zoning Application Exhibit

SCALE:	1"=50'
DRAWN BY:	CAV
APPROVED BY:	CAM
DATE:	1/19/16
JOB NO.	1
SHEET NO.	1 OF 1

RVE NAME: R:\CLIENTS\ZUZ HOSPITALITY - 922\15024 - Hilton Hotel\Rezoning\ZUZ Hospitality-REZONING.DWG CEM DATE: 29 AUG 2016 TIME: 13:32

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VOL. 63, PG. 89, M.R.N.C.T.

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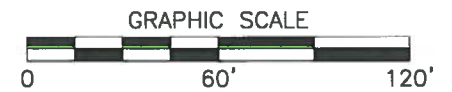
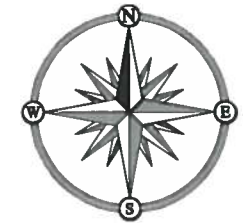
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SHEET NO.	1 OF 1