

PLANNING COMMISSION FINAL REPORT

Case No.: 0117-07

Infor No. 16ZN1009

Planning Commission Hearing Date: January 25, 2017

Applicant & Legal Description	<p>Applicant/Representative: Carmax Auto Superstores, Inc. c/o Centerpoint</p> <p>Owner: Oceanic Development, Inc.</p> <p>Location: 7306 and 7242 South Padre Island Drive (State Highway 358)</p> <p>Legal Description: A 2.98 acre tract of land out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 28, Lots 1 and 2, located on the north side of South Padre Island Drive (State Highway 358) between Rodd Field Road and Lexington Road.</p>			
Zoning Request	<p>From: "RM-1" Multi-family 1 District</p> <p>To: "CG-2" General Commercial District</p> <p>Area: 2.98 acres</p> <p>Purpose of Request: To rezone a portion of a parcel that currently has split zoning to be entirely CG-2 and include it with existing CG-2 parcels for the sale of pre-owned vehicles.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily 1 District "CG-2" General Commercial District	Vacant	Commercial
	<i>North</i>	"RM-1" Multifamily 1 District	Medium Density Residential	High Density Residential
	<i>South</i>	Highway	Highway	Highway
	<i>East</i>	Commercial	Vacant Commercial	Commercial
	<i>West</i>	"RM-1" Multifamily 1 District	Medium Density Residential	High Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan (ADP) and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Plan CC Future Land Use map.</p> <p>Map No.: 040034</p> <p>Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 330 feet of street frontage along South Padre Island Drive (Highway 358), which is an “F1” Freeway/Expressway. The maximum average daily trips for an “F1” is 60,000 to 200,000.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Padre Island Drive (Highway 358)	“F1” Freeway/Expressway	400’ ROW varies paved	275’ ROW 250’ paved	8,989

Staff Summary:

Requested Zoning:

The applicant is requesting a change of zoning from the “RM-1” Multi-family 1 District to “CG-2” General Commercial District for pre-owned vehicle sales.

Development Plan:

The applicant proposes to rezone the subject lot to the “CG-2” General Commercial District. The lots combined are 2.98 acres. The purpose of the rezoning is to develop a sales building, presentation area, and service building for pre-owned vehicle sales with approximately 35 employees.

Existing Land Uses & Zoning:

The north and west properties are zoned “RM-1” Multi-family 1 District with medium density residential uses. East of the property is zoned “CG-2” General Commercial with commercial and vacant uses. South of the property is South Padre Island Drive (Highway 358).

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 not platted. The applicant has submitted a request for replat to combine lots

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southeast ADP. The proposed rezoning to the “CG-2” Commercial District is consistent with Plan CC and the Future Land Use Map which identifies the area as Commercial. Additionally, the following are pertinent elements of Plan CC and the Southeast ADP that should be considered:

- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (Plan CC, Goal 2, page 36)
- Encourage the development of a high-quality workforce across a wide range of occupations and skill levels that meets the current and emerging needs of local businesses and makes a workforce a positive factor for business prospects. (Plan CC, Goal 2, Strategy 3, page 36.)
- Commercial uses and neighborhood commercial uses are the most suitable uses for land designated by the Future Land Use Map as Commercial. (Southeast Area Development Plan, Table 1, page 10.)

Department Comments:

- Commercial development is existing along South Padre Island Drive (Highway 358)
- The Future Land Use Map designates the property as commercial
- The development would give access to currently landlocked lot
- A majority of a portion of one of the parcels to be rezoned is currently zoned “CG-2” General Commercial
- Per UDC, screening will be installed to protect Multi-family developments

Planning Commission and Staff Recommendation (January 25, 2017):

Approval of the change of zoning from the “RM-1” Multi-family 1 District to “CG-2” General Commercial District.

Vote Results:

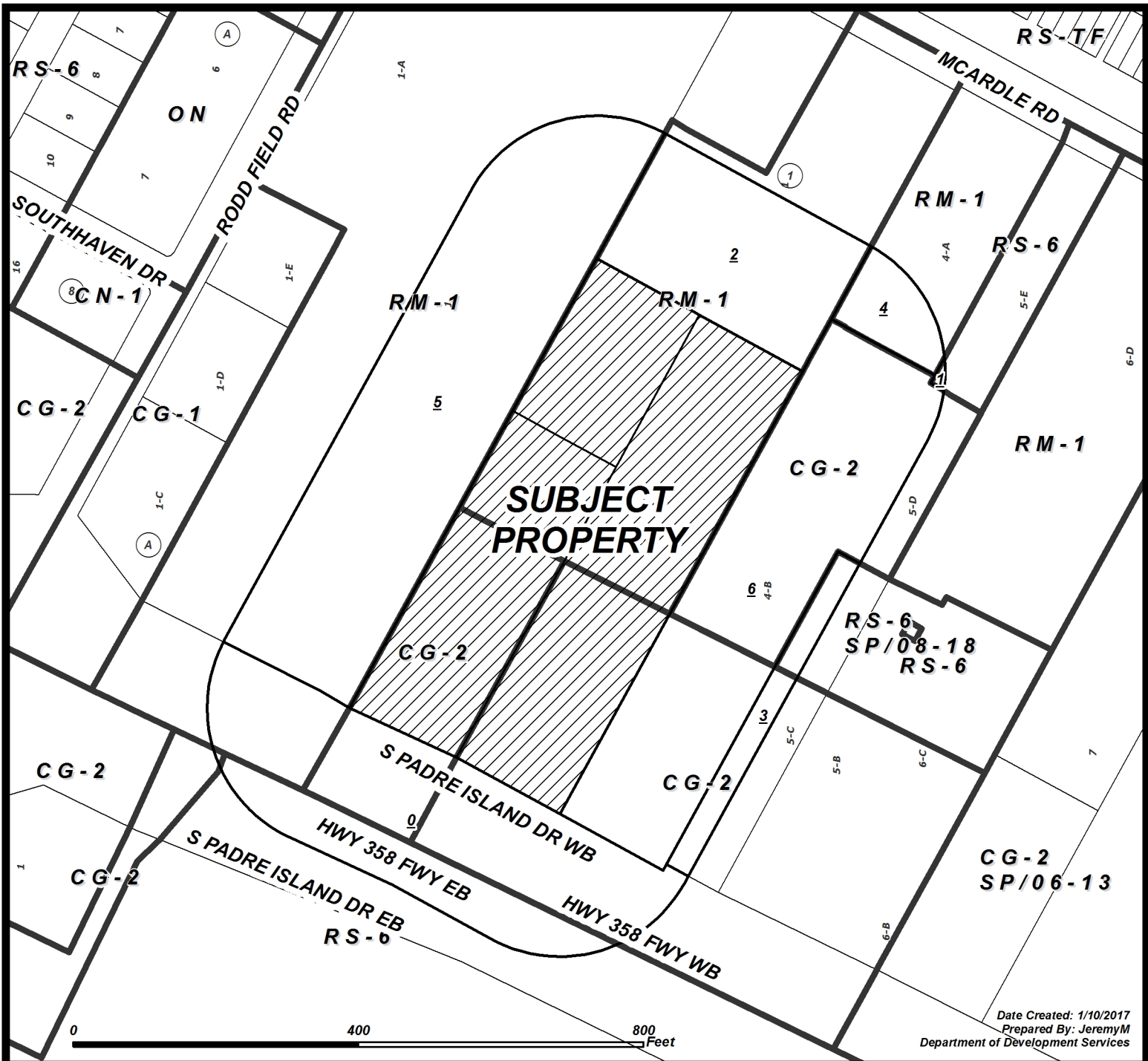
For: 6

Opposed: 0

Absent: 3

Public Notification	Number of Notices Mailed – 6 within 200’ notification area; 3 outside notification area
	<u>As of January 20, 2017:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	For 0.00% in opposition.

Attachments: 1. Location Map (Existing Zoning & Notice Area)
2. Returned Opposition/Support (if any)



Date Created: 1/10/2017
Prepared By: Jeremy M
Department of Development Services

CASE: 0117-07 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

