

# STAFF REPORT

Case No. 0317-06  
INFOR No. 17ZN1007

**Planning Commission Hearing Date:** April 5, 2017

<b>Applicant &amp; Legal Description</b>	<b>Applicant/Representative:</b> Matkin-Hoover Engineering and Surveying <b>Owner:</b> Prosperity Bank <b>Location:</b> 3825 County Road 69 <b>Legal Description/Location:</b> A 0.629-acre tract of land out of River Ridge Unit 2, Block 1, Lot 1A, as recorded in Volume 68, Page 509, Map Records of Nueces County, Texas, located on the west side of Hazel Bazemore Parkway between Northwest Boulevard and Riverway Drive.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "CG-2" General Commercial District <b>Area:</b> 0.629 <b>Purpose of Request:</b> To allow for the construction of a medical building.			
<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>	"RS-6" Single-Family 6	Vacant	Mixed Use
	<i>North</i>	"CG-2" General Commercial	Vacant	Mixed Use
	<i>South</i>	"CN-1" Neighborhood Commercial	Vacant	Mixed Use
	<i>East</i>	"RS-10" Single-Family 10	Low Density Residential	Low Density Residential
	<i>West</i>	"CG-2" General Commercial	Commercial	Mixed Use
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for Mixed uses. The proposed rezoning to the "CG-2" General Commercial is inconsistent with the Future Land Use Map, but is consistent with the Northwest Area Development Plan and Plan CC. <b>Map No.:</b> 067050 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 120 feet of street frontage along Hazel Bazemore Parkway which is designated as an "A1" Minor Arterial Undivided.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Hazel Bazemore Parkway	"A1" Minor Arterial Undivided	95' ROW 64' Paved	72' ROW 43' paved	39,530 ADT (2015)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District to allow for the construction of a medical building.

**Development Plan:** The subject property is comprised of 0.629 acres and part of the northern adjacent lot. It is proposed to be developed as a 7,165 square foot medical building.

**Existing Land Uses & Zoning:** The subject property is zoned "RS-6" Single Family 6 District. The north property CG-2 General Commercial District and vacant. The west property is CG-2 General Commercial District with commercial use. The property to the south is zoned "CN-1" Neighborhood Commercial and is vacant. To the east is "RS-10" Single Family 10 district with low density residential.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The subject property will be replatted.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Northwest ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- 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. (Plan CC, Goal 1, Page 50).
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (Plan CC, Goal 2, Page 36).
- Nodal commercial development is encouraged whereby commercial uses are concentrated at major intersections of arterials as indicated on the Future Land Use Plan (Northwest ADP, Policy Statement B.1d).

**Department Comments:**

- The proposed rezoning is compatible with PlanCC and the Northwest Area Development Plan. The proposed rezoning is harmonious with the commercial growth at the intersection of Hazel Bazemore Parkway and Northwest Boulevard

(Farm Road 624). The potential rezoning would not have a negative impact upon the surrounding properties and could serve the nearby residences.

**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single Family 6 District to the “CG-2” General Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 16 within 200-foot notification area 7 outside notification area
	<b><u>As of March 24, 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)