

STAFF REPORT

Case No. 0817-01

INFOR No. 17ZN1026

Planning Commission Hearing Date: August 23, 2017

Applicant & Legal Description	Owner: Plains Capital Bank Applicant: Corpus Christi Realty Management, Inc. Location Address: 5801 Patton Street Legal Description: Wooldridge Creek Center, Block 4, Lot 1D, located on the west side of Patton Street, south of Holly Road, and north of Wooldridge Road			
Zoning Request	From: "IL" Light Industrial District To: "CG-1" General Commercial District Area: 1.05 acres Purpose of Request: To allow for the operation of an alternative high school.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"IL" Light Industrial	Commercial	Commercial
	<i>North</i>	"IL" Light Industrial	Commercial	Commercial
	<i>South</i>	"IL" Light Industrial	Commercial	Commercial
	<i>East</i>	"IL" Light Industrial	Commercial and Light Industrial	Commercial and Light Industrial
	<i>West</i>	"IL" Light Industrial and "IH" Heavy Industrial	Light Industrial and Heavy Industrial	Light Industrial and Heavy Industrial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-1" General Commercial District is consistent with the adopted Future Land Use Map which calls for commercial uses. Map No.: 043034 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 144 feet of street frontage along Patton Street is a "C1" Minor Residential Collector Street.			

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

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "IL" Light Industrial District to the "CG-1" General Commercial District to allow for the operation of an alternative high school.

Development Plan: The subject property is 1.05 acres in size. The current multi-tenant building totals approximately 11,841 square feet. Current occupants include CrossFit Iron Addicts (4,500 sq. ft.), a warehouse (3,000 sq. ft.), and the proposed alternative high school (4,341 sq. ft.). The previous occupant of the tenant space was a physician's office. Southwest Key Programs provides alternative education through a contract with Nueces County. The program's maximum occupancy will be 32 students. The proposed hours of operation will be 8:00 a.m. to 3:00 p.m. Monday through Friday.

Existing Land Uses & Zoning: The subject property is currently zoned "IL" Light Industrial and consists of a multi-tenant building as described previously. All adjacent properties and those across Patton Street are zoned "IL" Light Industrial District. To the north and west of the property is a mini-storage business. Further to the west is a concrete batching plant and has been zoned "IH" Heavy Industrial since 1980. To the south are various multi-tenant office buildings. To the east of the subject property are various repair-oriented businesses such as air conditioning repair.

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

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "CG-1" General Commercial is consistent with the Future Land Use Map and consistent with the following policies of the Southside ADP and PlanCC:

- 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).
- The plan provides for a compatible configuration of activities with emphasis on: accommodation of existing zoning patterns; the protection of low-density residential activities from incompatible activities; the placement of commercial activities at locations with good access and high visibility; and the identification of environmental sensitive areas that should be preserved (Policy Statement B.1).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC and the Southside Area Development Plan (ADP). The proposed rezoning is also 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.
- The rezoning to the “CG-1” General Commercial District is an opportunity to start the rezoning of the area away from industrial uses towards commercial uses and therefore implementing the policies of PlanCC and the Future Land Use Map.

Staff Recommendation:

Approval of the change of zoning from the “IL” Light Industrial District to the “CG-1” General Commercial District.

Public Notification	Number of Notices Mailed – 12 within 200-foot notification area 4 outside notification area
	<u>As of August 18, 2017:</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:

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