

# STAFF REPORT

Case No. 0917-04

INFOR No. 17ZN1032

Planning Commission Hearing Date: October 4, 2017

Applicant & Legal Description	<p><b>Owner:</b> Eugene and Celeste Guernsey  <b>Applicant/Representative:</b> Joe Garcia  <b>Location Address:</b> 3413 South Staples Street  <b>Legal Description:</b> Being 0.655 acres out of 26.32 acres of U Lott Tract, located on the south side of Staples Street, east of Casa Linda Drive, and west of Hayward Drive.</p>			
Zoning Request	<p><b>From:</b> "RS-6" Single Family 6 District  <b>To:</b> "ON" Neighborhood Office District  <b>Area:</b> 0.655 acres  <b>Purpose of Request:</b> This request is to build two office buildings on the property. The maximum square footage for each building is 4,000 square feet with each having an approximate height of 20-22 feet to ridge.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6 District	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>South</i>	"CN-1" Neighborhood Commercial District	Commercial	Commercial
	<i>East</i>	"CN-1/SP" Neighborhood Commercial District with Special Permit "RM-1" Multi-Family 1 District	Commercial Medium Density Residential	Commercial Multi-Family Residential
	<i>West</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "ON" Neighborhood Office District is inconsistent with the adopted Future Land Use Map. However, it is consistent with the Southeast ADP.  <b>Map No.:</b> 045040  <b>Zoning Violations:</b> None</p>			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 155 feet of street frontage along Staples Street which is designated as A-1 a Minor Arterial Undivided and 220 feet on Hayward Drive which is designated as Local Residential.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Staples Street	"A1" Minor Arterial Undivided	95' ROW 64' paved	100' ROW 65' paved	No Data Available
	Hayward Drive	Local Residential	50' ROW 28' paved	60' ROW 30' paved	No Data Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-6" Single Family 6 District to the "ON" Neighborhood Office District to build two office buildings.

**Development Plan:** The subject property is comprised of 0.655 acres and planned for the construction of two office buildings on the property. The maximum square footage for each building is 4,000 square feet with each having an approximate height of 20-22 feet to ridge.

**Existing Land Uses & Zoning:** The existing site is zoned "RS-6" Single Family 6 District and is vacant. The properties to the north make up the Casa Linda Estates subdivision and are also zoned "RS-6" Single Family 6 District. The east is zoned both "RM-1" Multifamily 1 District and "CN-1/SP" Neighborhood Commercial District with a special permit in 1995 with use of the Buccaneer Apartments and Peerless Cleaners, respectively. To the south is "CN-1" Neighborhood Commercial District with several uses in the Casa Linda Shopping Center including retail, salon, cleaners, insurance agency, and a restaurant. The west is zoned "RS-6" Single Family 6 District with the continuation of the Casa Linda Estates subdivision.

**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.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southeast Area Development Plan (ADP). The proposed rezoning to the "ON" Neighborhood Office District is inconsistent with the Future Land Use Map. The following policies of the Southeast ADP and PlanCC are applicable to this case:

- Stabilize and conserve residential neighborhoods (*Southeast ADP, Policy Statement a.*).
- Encourage a well-integrated development plan that protects existing residential neighborhoods when conversion of residential use to higher intensity use occurs. (Southeast ADP, Policy Statement f.).
- Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments. (PlanCC, Element 3, Goal 9).
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (PlanCC, Element 4, Goal 2).
- 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. (PlanCC, Element 7, Goal 1, Strategy 5).

**Department Comments:**

- The proposed rezoning is compatible with PlanCC, and the Southeast Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area.
- Surrounding properties have been rezoned with a pattern towards residential development.
- Neighborhood Office is an appropriate transitional zoning for properties abutting residential uses.

**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single Family 6 District to the “ON” Neighborhood Office District.

<b>Public Notification</b>	Number of Notices Mailed – 23 within 200-foot notification area 6 outside notification area
	<b><u>As of September 22, 2017:</u></b>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.0% 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)