

# STAFF REPORT

Case No. 1017-02  
INFOR No. 17ZN1033

**Planning Commission Hearing Date:** October 18, 2017

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Rogerio and Maria Lopez <b>Applicant/Representative:</b> John G. Asch <b>Location Address:</b> 3046 Holly Street <b>Legal Description:</b> Being a two acre tract of land out of Lot 4, Section 3, Bohemian Colony Lands, located on the northeast corner of Holly Road and Santa Olivia Street, west of Kostoryz Road and east of Ayers Street.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 <b>To:</b> "CN-1" Neighborhood Commercial District <b>Area:</b> 2.0 acres <b>Purpose of Request:</b> To allow for the construction of an insurance agency office.			
<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	Vacant/AG	Commercial
	<i>North</i>	"RS-6" Single-Family	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family and "IL" Light Industrial	Low Density Residential and Light Industrial	Medium Density Residential, Light Industrial and Commercial
	<i>East</i>	"RS-6" Single-Family/"CG-2" General Commercial	Vacant/AG and Commercial	Commercial
	<i>West</i>	"CN-1" Neighborhood Commercial	Commercial	Commercial
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> 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 "CN-1" Neighborhood Commercial District is consistent with the adopted Future Land Use Map and Southside ADP. <b>Map No.:</b> 047037 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 290 feet of street frontage along Holly Road which is designated as an "A1" Minor Arterial Undivided Street and approximately 270 feet along Santa Olivia Street which is designated as a Local/Residential Street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Holly Road	"A1" Minor Arterial Undivided Street	95' ROW 64' paved	100' ROW 64' paved	Not Available
	Santa Olivia Street	Local/Residential	50' ROW 28' paved	60' ROW 38' paved	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District on 2.0 acres of a 6.62 acre tract of land to allow for the construction of an insurance agency office. The property is on the northeast corner of Holly Road and Santa Olivia Street. The remaining 4.62 acres will remain "RS-6" Single-Family 6.

**Development Plan:** The subject property is comprised of 2.0 acres. The owner is requesting to rezone the two acres to the "CN-1" Neighborhood Commercial District in order to build an insurance agency office. The applicant proposes an office of 2,500 square feet with operating hours being Monday through Friday, 9:00 a.m. to 6:00 p.m., employing up to eight employees. The property will have 290 feet of frontage on Holly Road and 270 feet of frontage on Santa Olivia Street.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-6" Single-Family 6 and is vacant land. To the north, adjacent to the property, is Vista Hermosa Subdivision, which is also zoned "RS-6". There are two zoning districts to the south of the property across Holly Road: eight acres of vacant land zoned "IL" Light Industrial and the Crestmont #5 Subdivision which is zoned "RS-6" Single-Family 6. The Crestmont #5 Subdivision was rezoned from "IL" Light Industrial in 1979. To the immediate east of the property will be the remainder tract zoned "RS-6", and further east is the CC All Star Gym, LLC, zoned "CG-2" General Commercial. This property was also rezoned in 1979 from "IL" Light Industrial. To the west across Santa Olivia Street is zoned "CN-1" Neighborhood Commercial and consists of a Dollar General store. The property was rezoned in 2011 from "RS-6".

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

**Plat Status:** The property will need to be 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 "CN-1" Neighborhood Commercial District is consistent with the Future Land Use Map and with the following policies of the Southside ADP and PlanCC:

- New high-intensity commercial developments without adequate transition or buffering should be discouraged from locating directly adjacent to low-intensity residential areas. (*Southside ADP Policy Statement B.7*)
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (Plan CC, 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 “CN-1” District does not allow bars, pubs, taverns, or nightclubs.
- Nearby properties have been rezoned trending toward commercial development.
- UDC 4.5.1.B states that the Neighborhood Office zoning district may be appropriate adjacent to most residential uses and as a transition between residential and nonresidential areas.
- A Type B buffer yard will be required for the north property line adjacent to the Vista Hermosa Subdivision and on the east property line where the remainder tract remains “RS-6”. A Type B buffer yard consists of a 10 foot wide buffer and at least 10 landscape points.

The requested zoning district meets the review criteria of UDC 3.3.5:

- The proposed amendment is compatible with the Future Land Use Map, PlanCC, and the Southside Area Development Plan (ADP), and is compatible with neighboring properties and with the character of the surrounding area.
- The property is suitable for uses permitted in the “CN-1” Neighborhood Commercial District and the amendment does not have a negative impact on the surrounding neighborhood.

**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 34 within 200-foot notification area 6 outside notification area	
	<b><u>As of October 11, 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% 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)