

PLANNING COMMISSION FINAL REPORT

Case No. 0917-04

INFOR No. 17ZN1032

Planning Commission Hearing Date: October 4, 2017

Applicant & Legal Description	<p>Owner: Eugene and Celeste Guernsey Applicant/Representative: Joe Garcia Location Address: 3413 South Staples Street Legal Description: 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>From: "RS-6" Single Family 6 District To: "ON" Neighborhood Office District Area: 0.655 acres Purpose of Request: 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		Existing Zoning District	Existing Land Use	Future Land Use
	<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>Area Development Plan: 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. Map No.: 045040 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: 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.

Planning Commission and Staff Recommendation (August 23, 2017):

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

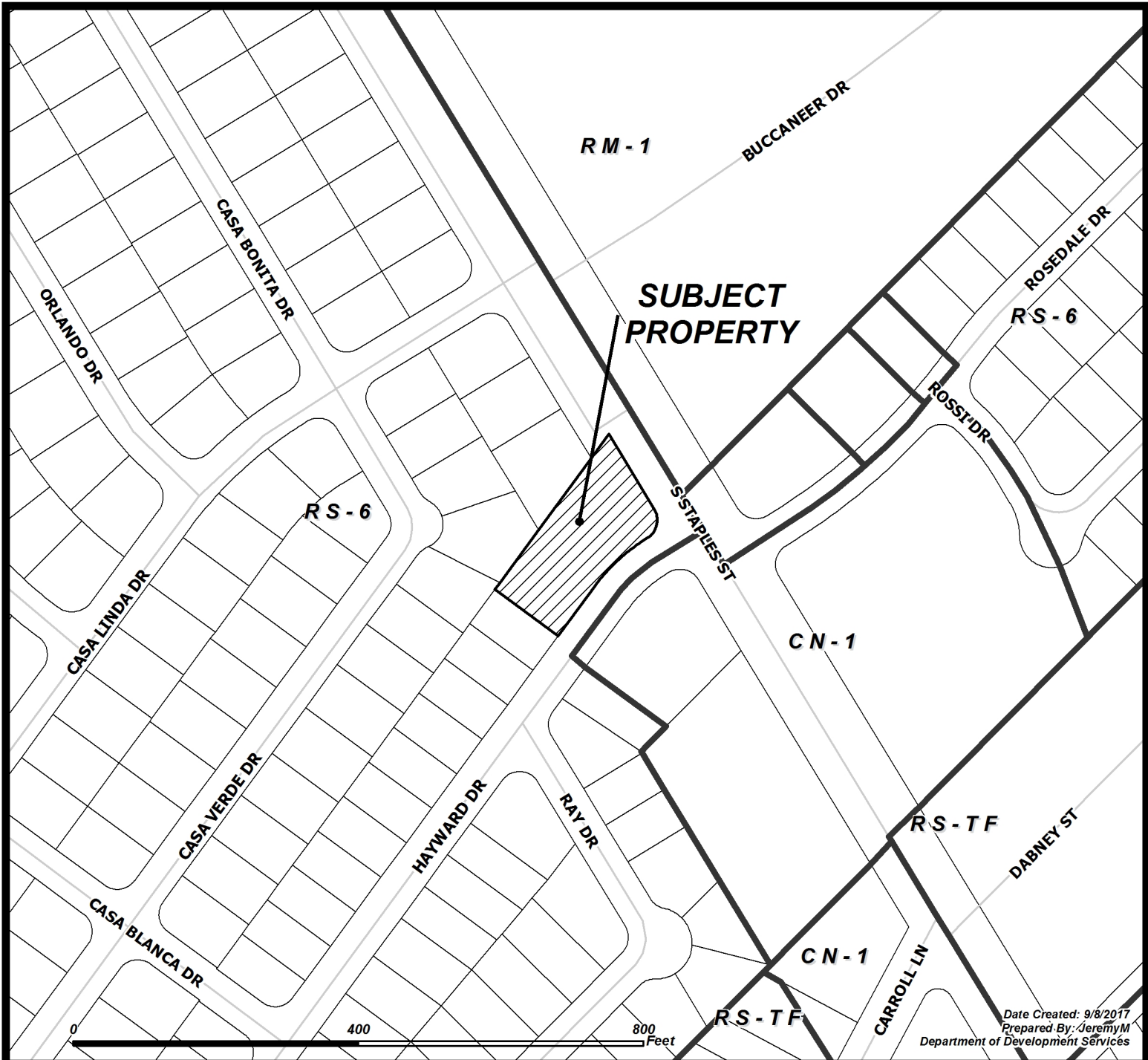
Vote Results:

For: 5
Opposed: 0
Absent: 4
Abstained: 0

Public Notification	Number of Notices Mailed – 23 within 200-foot notification area 6 outside notification area
	<u>As of September 29, 2017:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
	Totaling 2.42% of the land within the 200-foot notification area in opposition.

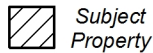
Attachments:

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



CASE: 0917-04

SUBJECT PROPERTY WITH ZONING



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		

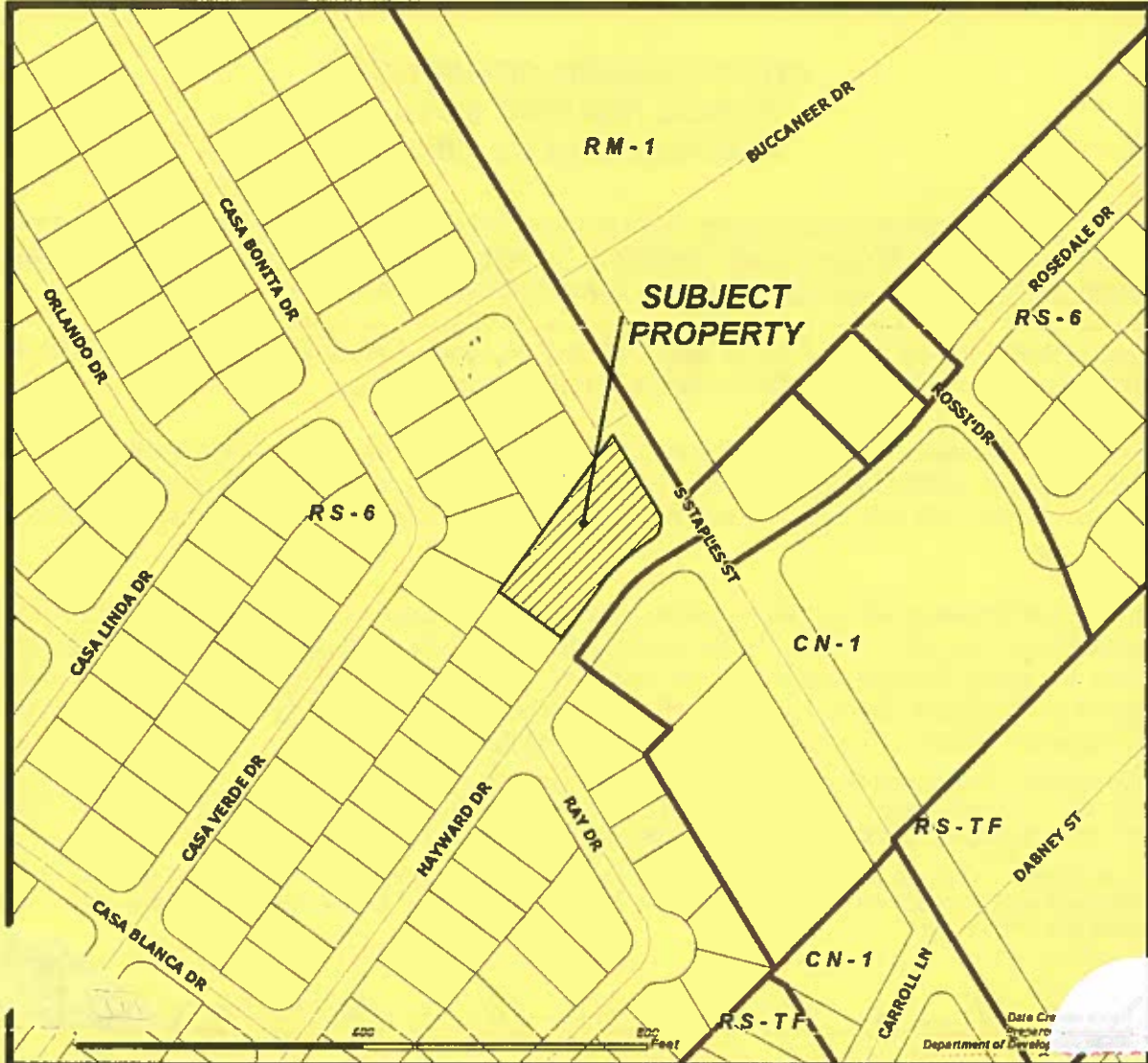


Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

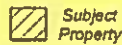


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ALSU INC
1400 Ocean Dr Apt 902B
Corpus Christi, TX 78404



CASE: 0917-04
SUBJECT PROPERTY WITH ZONING



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	HI Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
OH Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.8 Single-Family 4.8
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-TM 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	



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0917-04**

Eugene Guernsey and Celeste Guernsey have petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single Family District to the "ON" Neighborhood Office District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, October 4, 2017**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: ALSW, INC ALLAN R. JOHNSON, III
Address: 1400 OCEAN DR. 90213 City/State: CORPUS CHRISTI, TX

(☒) IN FAVOR () IN OPPOSITION

Phone: (361) 887-0005
CELL (361) 215-0687

REASON: DEVELOPMENT PLAN
FOR A MEDICAL OFFICE
BUILDING WILL IMPROVE
THE NEIGHBORHOOD

Allan P. Johnson, III 9/25/2017
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1032
Property Owner ID: 18

Case No. 0917-04
Project Manager: Laura Sheldon
Email: LauraS2@cctexas.com

Printed Name: Rosalio S. Zamora

Address: 1124 Hayward

City/State: Corpus Christi, Tex

() IN FAVOR

☒ IN OPPOSITION

Phone: 702-0988

REASON:



Rosalio S. Zamora
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1032
Property Owner ID: 14

Case No. 0917-04
Project Manager: Laura Sheldon
Email: LauraS2@ccitexas.com