

STAFF REPORT

Case No. 1117-02

INFOR No. 17ZN1035

Planning Commission Hearing Date: November 15, 2017

Applicant & Legal Description	Owner/Applicant: Lydia Rios Location Address: 7469 Convair Drive Legal Description: Rodd Place #2, Block 4, Lot 18, located at the southwest corner of Convair Drive and Silver Sands Drive, east of Rodd Field Road, and north of Holly Road.			
Zoning Request	From: "RS-6" Single-Family District To: "RS-6/SP" Single-Family 6 District with a Special Permit Area: 0.14 acres Purpose of Request: To allow for the operation of a Bed and Breakfast home.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>East</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for medium density uses. The proposed rezoning to the "RS-6/SP" Single-Family 6 District with a Special Permit is <u>consistent</u> with the adopted Future Land Use Map, PlanCC and the Southside Area Development Plan. However, the Bed and Breakfast use must demonstrate harmony with the surrounding neighborhood. Map No.: 040033 Zoning Violations: Ms. Rios has been cited by Code Enforcement for operating a Bed and Breakfast without a special permit. According to the AirBnB platform, the short term rental use has continued to operate.			
Transportation	Transportation and Circulation: The subject property has approximately 64 feet of frontage along Convair Drive which is designated as a Local/Residential Street and approximately 96 feet of frontage along Silver Sands Drive which is designated as a Local/Residential.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Convair Drive	Local/Residential	50' ROW 28' paved	50' ROW 28' paved	N/A
	Silver Sands Drive	Local/Residential	50' ROW 28' paved	50' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit to allow for the operation of a Bed and Breakfast home.

Development Plan: The subject property is 0.14 acres in size. The owner is proposing an owner-occupied bed and breakfast home. According to the owner, she would like to continue to operate her AirBnB business that she has been operating since 2012. Her business consists of three bedrooms for short term rental capabilities. At least four bedrooms are identified through the AirBnB platform as available for reservation/booking.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District and consists of an existing 2,150 square foot single-family residence. The subject property was zoned and platted "RS-6" Single-Family 6 in 1978 for the purposes of a single-family residence. To the north, south, east, and west are single-family residences zoned "RS-6" Single-Family 6 District and are part of the Rodd Place 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 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 "RS-6/SP" Single-Family 6 District with a Special Permit is consistent with the Future Land Use Map, PlanCC, the Southside Area Development Plan (ADP), and consistent with the following policies of the PlanCC:

- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)

Department Comments:

- The proposed rezoning is consistent with the Future Land Use Map, the Southside Area Development Plan (ADP) and PlanCC. However, the proposed use may be incompatible with neighboring properties and with the general character of the surrounding area.
- Section 5.2.8 of the Unified Development Code (UDC) stipulates the following requirements for a Bed and Breakfast Home:
 - Sleeping accommodations shall not exceed five bedrooms and no more than 10 lodgers shall be accommodated at one time, not including the owner-occupied rooms.
 - Kitchen and dining facilities may be included to provide meals to guests only. No food preparation shall be permitted in guest bedrooms.
 - Parking in the street yard of a bed and breakfast home shall be prohibited. All parking shall be screened from an adjacent residential use by an opaque fence or a hedge a minimum of 6 feet in height.
 - In residential districts, no exterior evidence of the bed and breakfast home shall be allowed, except that one attached sign no larger than 1 square foot in area shall be permitted with no additional advertising of any kind allowed on site. In nonresidential districts, the sign provisions of Section 7.5 shall apply.
 - The operator shall keep a current request register including names, permanent addresses, dates of occupancy and motor vehicle license numbers for all guests.
 - A temporary use permit in accordance with Section 5.4 shall be required for any party, reception or similar special event that is anticipated to draw more than 10 total guests (including overnight guests) to the bed and breakfast home. Special events subject to the temporary use permit shall be limited to a total of six such functions per calendar year and shall be limited to between the hours of 7 a.m. and midnight. Such events shall be limited to the interior of the bed and breakfast home.
 - The bed and breakfast home shall be not closer than 1,000 feet to any other bed and breakfast home.
- The owner has not demonstrated that appropriate parking is available as the UDC requires 2 off-street parking spaces per room. Additionally, if the existing driveway is to be used for customer parking, it must be completely screened from the neighboring properties. Today, only a portion of the property is screened from the neighboring property to the south.

Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit (SP) with the following conditions:

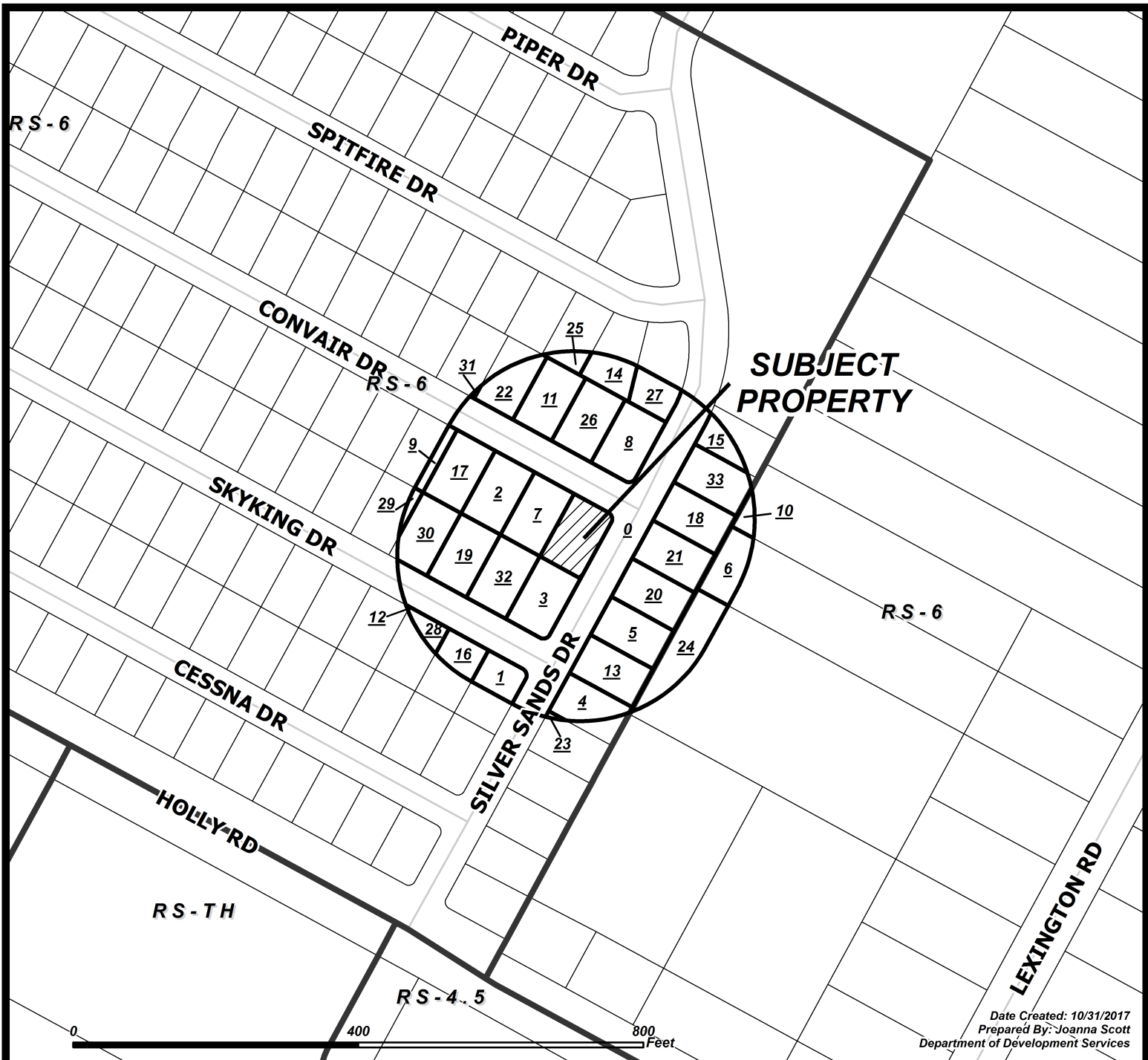
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Bed and Breakfast Home” as defined by the Unified Development Code (UDC).
2. **Bed and Breakfast Home:** The Bed and Breakfast home shall adhere to all provisions of Section 5.2.8 of the Unified Development Code (UDC).

3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance if the allowed use is discontinued for more than six consecutive months.

Public Notification	Number of Notices Mailed – 33 within 200-foot notification area 4 outside notification area
	<u>As of November 10, 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. Site Plan
- C. Public Comments Received (if any)



Date Created: 10/31/2017
 Prepared By: Joanna Scott
 Department of Development Services

CASE: 1117-02 ZONING & NOTICE AREA

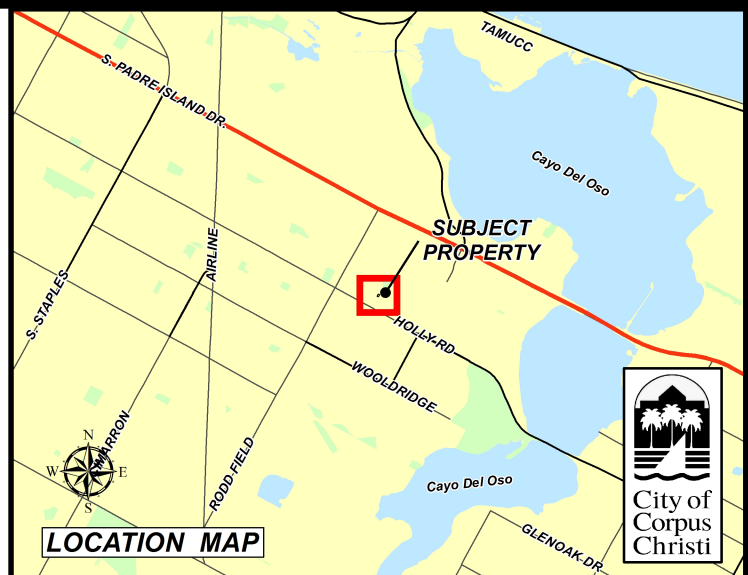
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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	

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition



LOCATION MAP



Nueces County Appraisal District Web Map



September 15, 2017

- City Limits- Corpus Christi
- City Limits- Surrounding Areas
- City Limits- Agua Dulce

1:564
0 0.00475 0.0095 0.019 mi
0 0.0075 0.015 0.03 km

Sliversands Dr.

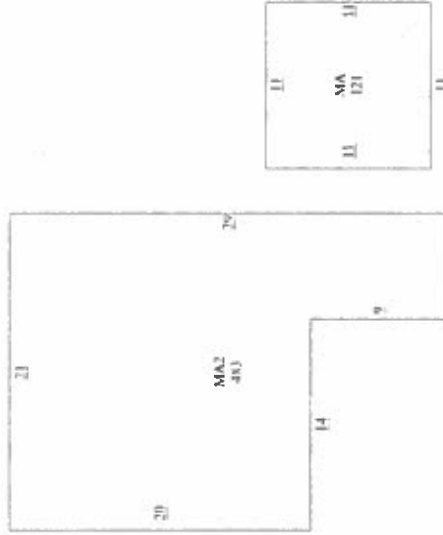
50 ±



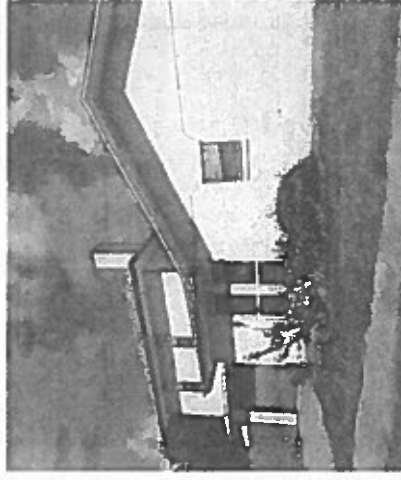
Conway Dr.
50 ±

Nueces County Appraisal District

PROPERTY 294227	R	OWNER ID	LYDIA RIOS	C03	100%	IMPROVEMENTS	159,215
Legal Description		703275	7469 Convairst Dr	CAD	100%	LAND MARKET	19,545
RODD PLACE #2 BLK 4 LOT 18			Corpus Christi, TX 78412-5145	GNU	100%	MARKET VALUE	= 178,760
		OWNERSHIP		HOSP	100%	PRODUCTIVITY LOSS	- 0
		100.00%		JRC	100%	APPRAISED VALUE	= 178,760
				RFM	100%	HS CAP LOSS	- 0
Ref ID1: 259344			ACRES:	SE	100%	ASSESSED VALUE	= 178,760
7461-0004-0180			EFF. ACRES:				
		Ref ID2: R294227					
		Map ID U-254G2					
			APPR VAL METHOD: Cost				
SITUS 7469 CONVAIR DR	Corpus Christi,						



PICTURE



IMPROVEMENT FEATURES

SUBD: S7461		100.00%		NBHD:ES1011		115.00%		IMPROVEMENT INFORMATION										
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT	PRICE/UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA2		MAIN AREA SE	SP	MOTELC/	483.0		79.04 1	1994	1994	AV	38,176	72%	100%	100%	100%	100%	0.72	27,487
MA		MAIN AREA	SP	MOTELC/	121.0		79.04 1	1980	1985	AV	9,564	72%	100%	100%	100%	100%	0.72	6,886
2. COMMERCIAL			STCD: F1		604.0		Homestle: N				47,740							34,373

SUBD: S7461	NBHD:ES1011	100.00%	METH	SC HS	CLS TABLE
L# DESCRIPTION	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS ADJ VAL SRC	IRR Wells: 0 Capacity: 0
					IRR Acres: 0
					Oil Wells: 0
					MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE

Nueces County Appraisal District
PROPERTY 294227 R
Legal Description
RODD PLACE #2 BLK 4 LOT 18

PROPERTY APPRAISAL INFORMATION 2018
LYDIA RIOS
7469 Convaire Dr
Corpus Christi, TX 78412-5145

OWNER ID
703275
OWNERSHIP
100.00%

Ref ID: 259344
7461-0004-0180
Map ID U-254G2

ACRES:
EFF. ACRES:

SITUS 7469 CONVAIRE DR Corpus Christi,

APPR VAL METHOD: Cost

GENERAL

JTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
NEXT REASON
LAST APPR. R G Mora
LAST APPR. YR 2017
LAST INSP. DATE 10/06/2016
NEXT INSP. DATE

REMARKS
DVX SG 7-23-09 BY DAVID RIOS RG 8-4-09** RR
02/03/05**HS SG 1-27-92 BY R
QUIROGA*07-02-90.CPG.VALL.W.PER
ARB 90,APPR-MEH

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
09/28/2011 R 0 A 11,552

SALE DT PRICE GRANTOR DEED INFO
11/05/2015 ***** RIOS DAVID DD 2015-FAM-0008-E
07/15/2004 ***** QUIROGA ROBERT EGWD-VL 2004035165/GWD-VL

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	MA	MAIN AREA	R	R3/	1,545.5	79.62	1	1980	AV	123,053	72%	100%	100%	100%	100%	0.72	88,598
2	AG	ATTACHED GAR	R	R3/	448.0	31.85		1980	AV	14,269	72%	100%	100%	100%	100%	0.72	10,274
3	OP	OPEN PORCH	R	R3/	98.0	3.98		1980	AV	350	72%	100%	100%	100%	100%	0.72	252
4	OP	OPEN PORCH	R	R3/	35.0	3.98		1980	AV	139	72%	100%	100%	100%	100%	0.72	100
5	FP	FIREPLACE	R	R3/	1.0	3,500.00	1	1980	AV	3,500	60%	100%	100%	100%	100%	0.60	2,100
6	STG	STORAGE	R	R3/	70.0	7.96	1	1980	AV	557	72%	100%	100%	100%	100%	0.72	401
7	CPAT	COVERED PATI	R	R3/	288.0	7.96	1	2016	AV	2,292	72%	100%	100%	100%	100%	0.72	1,650
1.	RESIDENTIAL		STCD: A1		2,475.5			Homestead: Y (100%)		144,160							104,075

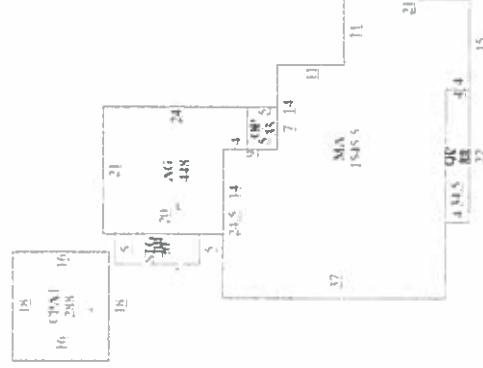
IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	EX	EXTERIOR WALL	R	CS													
2	RS	ROOF STYLE	R	CS													
3	FO	FOUNDATION	R	CS													

IMPROVEMENT FEATURES

Exterior Wall	1	BV	0
Roof Style	1	CS	0
Foundation	1	CS	0

PICTURE



SUBD: S7461	100.00%	NBHD:ES1011	100.00%
L# DESCRIPTION	CLS	TABLE	SC HS
1. RESIDENTIAL LAND	LTE1011	AT Y (100%)	SQ
2. COMMERCIAL LAND	LTE1011	F1 N	SQ
Comment: *B & B PORTION OF MA*			

LAND INFORMATION	UNIT PRICE	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR Wells: 0	ADJ MASS	ADJ VAL	VAL SRC	CAPACITY: 0	IRR Acres: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
	3.00	5,911,000 SQ	3.00	17,733	1.00	1.00	1.00	A			17,733	NO			0.00	0
	3.00	604,000 SQ	3.00	1,812	1.00	1.00	1.00	A			1,812				0.00	0
																0