

# PLANNING COMMISSION FINAL REPORT

Case No. 0518-02  
 INFOR No. 18ZN1010

**Planning Commission Hearing Date:** May 30, 2018

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Siecoast Development, Inc.  <b>Applicant:</b> Siecoast Development, Inc.  <b>Location Address:</b> 1752 Flour Bluff Drive  <b>Legal Description:</b> Lot 1, Block 1, Billie Vann, located on the west side of Flour Bluff Drive, south of Graham Road, and north of Don Patricio Road.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RM-1" Multifamily 1 District  <b>To:</b> "CN-1" Neighborhood Commercial District  <b>Area:</b> 0.916 acres  <b>Purpose of Request:</b> For the purposes of future commercial development.</p>			
<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>	"RM-1" Multifamily 1	Vacant	Low Density Residential
	<i>North</i>	"RM-1" Multifamily 1	Vacant	Low Density Residential
	<i>South</i>	"RM-1" Multifamily 1	Vacant	Low Density Residential
	<i>East</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>West</i>	"RM-1" Multifamily 1	Vacant	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.  <b>Map No.:</b> 036031  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 210 feet of street frontage along Flour Bluff Drive which is designated as an "A1" Minor Arterial Street. According to the Urban Transportation Plan, "A1" Minor Arterial Streets can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Flour Bluff Drive	"A1" Minor Arterial Street	95' ROW 64' paved	115' ROW 64' paved	17,599 ADT (2015)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District for the purposes of future commercial development.

**Development Plan:** The subject property is 0.916 acres in size. The owner is requesting the change of zoning to allow future business development on the lot. The owner further states how the property has been compromised by a large utility easement by Electric Transmission Texas, LLC. (ETT). The easement is approximately 17,319 square feet or 0.39 acres in size which is essentially 43% of the subject property. The property is currently vacant and clear of any structures. Any potential structures may only be located to the rear of the property outside of the utility easement.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RM-1" Multifamily 1 District and consists of vacant land. The subject property was zoned "RM-1" Multifamily 1 District in 1983 and was annexed in 1961. To the north, south, and west are vacant unplatted properties zoned "RM-1" Multifamily 1 District and "RE" Residential Estate District. To the east is Flour Bluff Drive. Across Flour Bluff Drive are large tract single-family homes (Cornerstone Unit 2 Subdivision) zoned "RE" Residential Estate in 2004. Further to the north and south along Flour Bluff Drive are properties zoned "CG-1" and "CG-2" General Commercial District.

**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 Flour Bluff Area Development Plan (ADP). The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map based on the following policies:

- 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)
- Noise impacts from non-residential uses should be reduced by creating a buffer open space between the two areas. Such spaces may be landscaped areas, a street, a screening fence, larger setbacks, etc. These methods can be used

singularly but are usually most effective when applied in combination to provide the desired effect. (Flour Bluff ADP, Policy Statement B.2)

**Department Comments:**

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) warrants an amendment to the Future Land Use Map.
- The proposed rezoning is 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 property is currently vacant and has not been developed since annexation in 1961.
- Commercial zoning is appropriate along “A1” Minor Arterial roadways. Flour Bluff Drive has existing properties with commercial zoning to the north and south of the subject property.
- If the “CN-1” Neighborhood Commercial District is approved, the proposed development will still need to abide by all requirements of the Unified Development Code (UDC).

**Planning Commission and Staff Recommendation (May 30, 2018):**

Approval of the change of zoning from the "RM-1" Multifamily 1 District to the “CN-1” Neighborhood Commercial District.

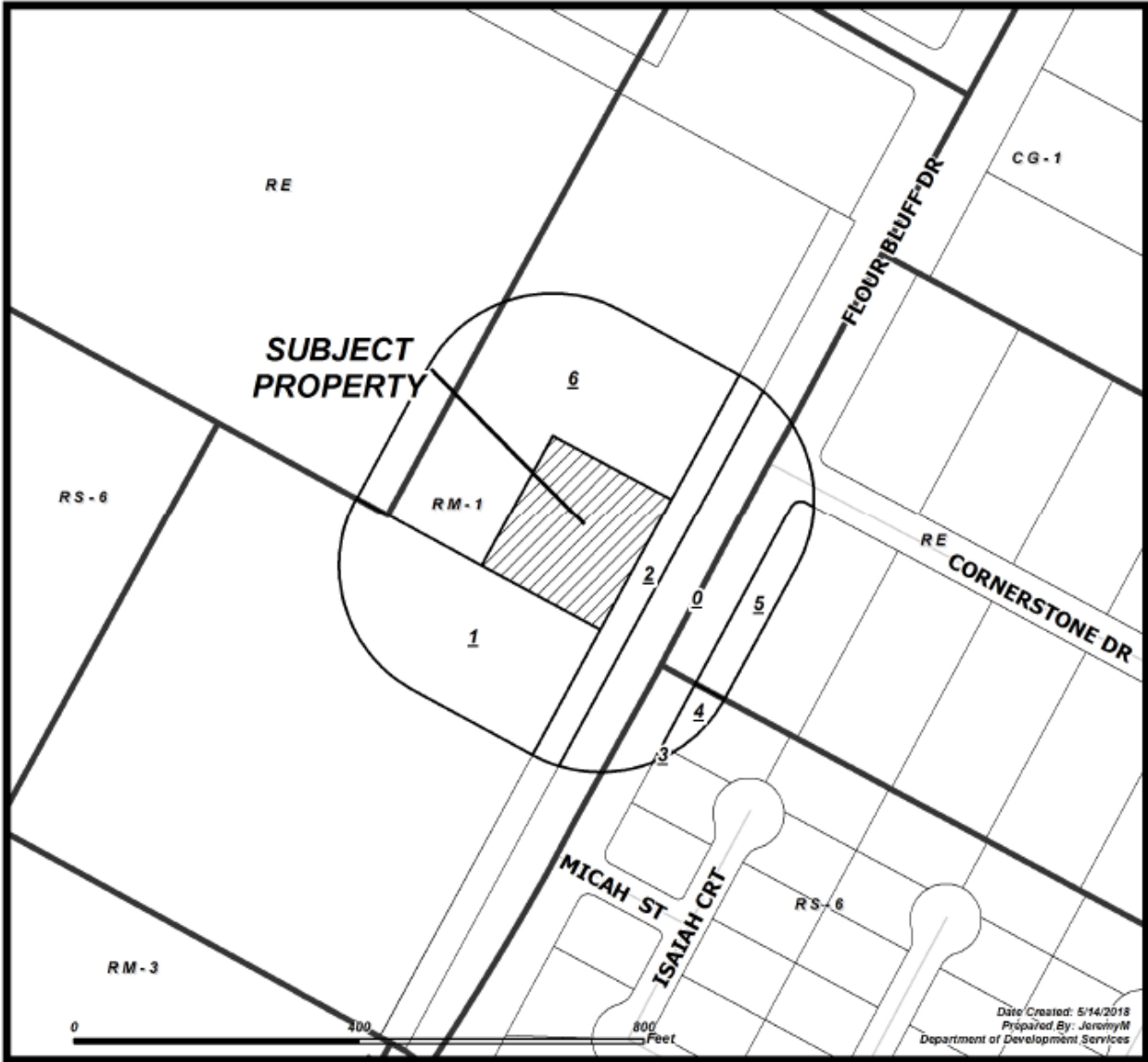
**Vote Results:**

For: 8  
Opposed: 0  
Absent: 1  
Abstained: 0

<b>Public Notification</b>	Number of Notices Mailed – 6 within 200-foot notification area 5 outside notification area
	<b><u>As of May 25, 2018:</u></b>
	In Favor – 1 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)



**CASE: 0518-02  
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  
**4** Owners within 200' listed on attached ownership table  
 Owners in opposition



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. 0518-02**

Siecoast Development, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**1752 Flour Bluff Drive and Lot 1, Block 1, Billie Vann, located on the west side of Flour Bluff Drive, south of Graham Road, and north of Don Patricio Road.**

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, May 30, 2018**, 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.

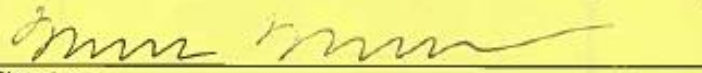
NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: MARK MARSHALL

Address: 1802 E. Bluff Dr., P.O. Box 18908 City/State: C.C., Texas 78480

IN FAVOR      ( ) IN OPPOSITION      Phone: 361 937-5303

REASON: Small commercial is much easier on me and on the neighborhood than multi-family. I do NOT want to live next to multi-family

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 182N1010  
Property Owner ID: 1

Case No. 0518-02  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com