

STAFF REPORT

Case No. 0818-01

INFOR No. 18ZN1017

Planning Commission Hearing Date: August 8, 2018

Applicant & Legal Description	Owner: Joshua Kosarek Applicant: Orthopedic Associates of Corpus Christi, PA Location Address: 6001 Crosstown Expressway (State Highway 286) Legal Description: Being 12.809 acres out of a 38.94 acre tract Section 7, Lot 2, Bohemian Colony Lands, located on the west side of the Crosstown Expressway, south of Holly Road, and north of Saratoga Boulevard (State Highway 357).			
Zoning Request	From: "RS-6" Single-Family 6 District To: "CN-1" Neighborhood Commercial District Area: 12.809 acres Purpose of Request: To allow for the construction of a medical office building.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low and Medium Density Residential	Medium and High Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
	<i>East</i>	"IL" Light Industrial	Public/Semi-Public	Light Industrial
	<i>West</i>	"RS-6" Single-Family 6	Public/Semi-Public	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial 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. Map No.: 049037 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 440 feet of street frontage along the Crosstown Expressway (State Highway 286) which is designated as an "F1" Freeway/Expressway and has approximately 440 feet of street frontage along Martin Street which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Padre Island Drive (SH 358)	"F1" Freeway/ Expressway	400' ROW Varies paved	405' ROW 288' paved	N/A
	Martin Street	"C1" Minor Collector	60' ROW 40' paved	60' ROW 40' paved	N/A

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 to allow for the construction of a medical office building.

Development Plan: The subject property is 12.809 acres in size. The owner is proposing the construction of a medical office building. South Texas Bone & Joint plans to continue a 40+ year commitment to advanced, subspecialty surgical care by expanding to the property located along the Crosstown Extension between Holly Road and Saratoga Boulevard. Development plans include an 80,000 square foot, 3-story medical office building bordered by a 24-hour Emergency Room. The property will house South Texas Bone & Joint which will provide sub-specialty orthopedic physical therapy, rehabilitation, and diagnostic imaging and musculoskeletal ultrasound care represented by nine surgeons, two primary care sports medicine physicians, seven mid-level physician assistants, and orthopedic nurse practitioners. The practice has nearly one-hundred support staff members. Included in the building will be a full service state-of-the-art outpatient surgery center with advanced robotic and digital technologies. The hours of operation will be 8:00 a.m. to 5:00 p.m. Monday through Friday, with late evening and lunch-hour appointments available on select days as well as Saturday morning options.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District, consists of vacant land, and has remained undeveloped since annexation in 1962. To the north and south along the Crosstown Expressway (State Highway 286) vacant tracts to the south or older single-family residences (Cabaniss Acres, 1946) to the north zoned "RS-6" Single-Family 6 District. To the east and across Martin Street are vacant properties zoned "RS-4.5" Single-Family 4.5 District and the new Los Encinos Elementary School. To the west and across the Crosstown Expressway are vacant properties zoned "IL" Light Industrial 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 not platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial 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. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote medium density activities, such as apartments or office uses around commercial centers of high density, and the remaining area by low density use such as single-family dwellings. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The "B-1" Neighborhood Commercial ("CN-1" Neighborhood Commercial) and other commercial zoning regulations, in concert with the Comprehensive Plan policies, should be reviewed and revised as necessary to control the size and use of commercial centers so they remain in scale with their surrounding uses and highway carrying capacity (Policy Statement B.4).

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and 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 in regards to noise.
- The rezoning would encourage future commercial development of vacant lands to the south and further develop the extension of Martin Street to the rear of the properties.

- The limited hours of operation of 8:00 a.m. to 5:00 p.m. would reduce any potential negative impacts from occurring.
- While the “CN-1” District does not allow more intense commercial uses such as Mini-Storage, Bars, and Night Clubs. However, the “CN-1” District has no restriction on the size of restaurant uses or retail development.
- Staff has concluded that the adjacent neighborhood would be better protected by the “ON” Neighborhood Office District versus the “CN-1” Neighborhood Commercial District.
- The “ON” District would act as a buffer between future development of the medical campus to the south and the remaining single-family residences. The “ON” District has increased side setback requirement of 20-feet vs. 10-feet as required by the “CN-1” District. The “ON” District also allows a height of 45 feet, however, the 2:1 setback protection as per section 4.2.8 of the UDC is still applicable.
- The “ON” District allows some limited retail/restaurants uses but they must be clearly secondary and accessory to the primary use of the medical office building.
- Additionally, a Type B buffer yard will be required for the northern property line adjacent to the Cabaniss Acres Subdivision and on the southern property line where the remainder tracts are zoned “RS-6” District. A Type B buffer yard consists of a 10-foot wide buffer and at least 10 points.

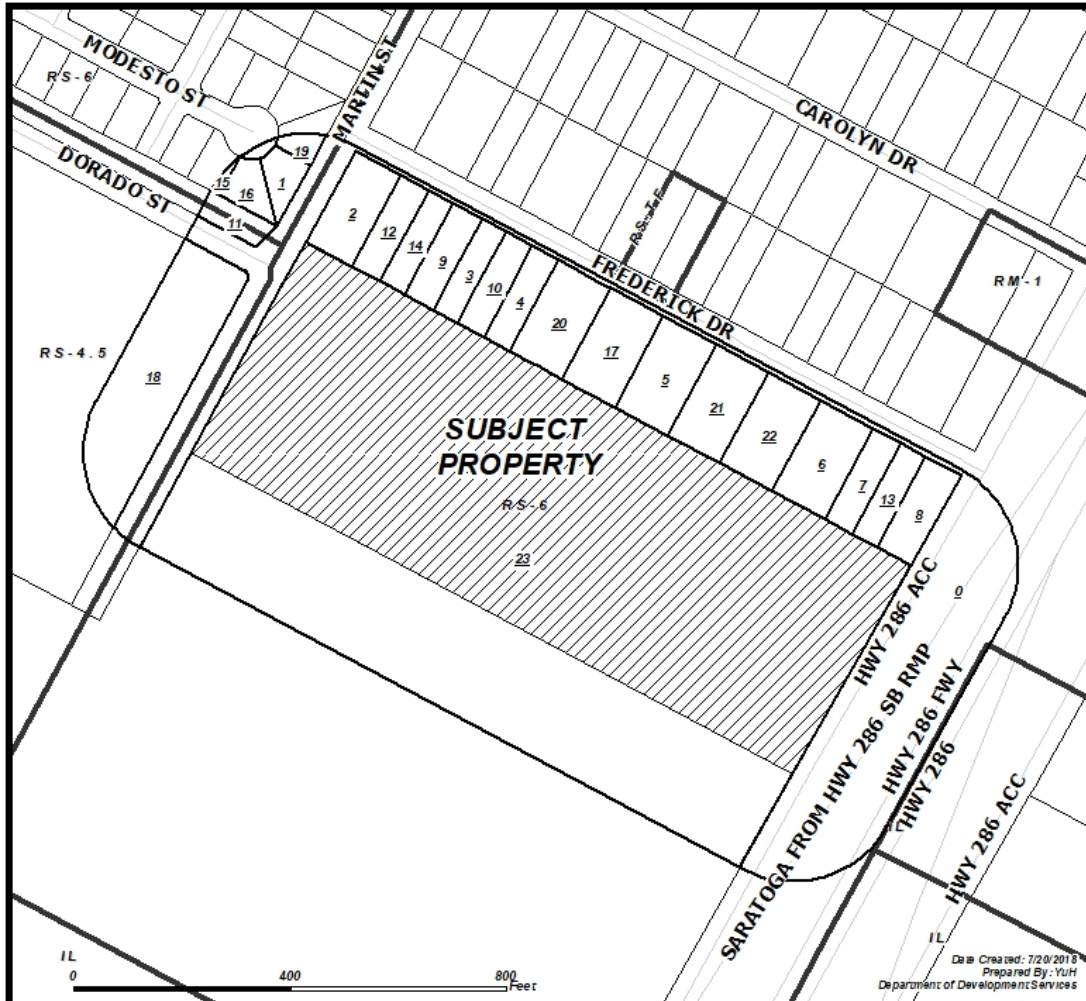
Staff Recommendation:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District, in lieu thereof, approval of the “ON” Neighborhood Office District.

Public Notification	Number of Notices Mailed – 10 within 200-foot notification area 5 outside notification area	
	<u>As of August 3, 2018:</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:

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



CASE: 0818-01
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-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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 in opposition
 Owners within 200' listed on attached ownership table

