

PLANNING COMMISSION FINAL REPORT

Case No. 0818-04

INFOR No. 18ZN1022

Planning Commission Hearing Date: August 22, 2018

Applicant & Legal Description	Owner: Maria's Properties, LLC. Applicant: Cliff Atnip Location Address: 5518 Curtis Clark Drive Legal Description: Lot 22A, Block 4, Gardendale No. 2, located on the north side of Curtis Clark Drive, east of South Staples Street, south of Williams Drive, and north of Holly Road.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "CN-2" Neighborhood Commercial District Area: 0.91 acres Purpose of Request: To allow for the construction of a parking lot and a small retail/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>	"CN-2" Neighborhood Commercial and "CN-2/SP" Neighborhood Commercial with a Special Permit	Commercial and Vacant	Commercial and Medium Density Residential
	<i>South</i>	"RS-6/SP" Single-Family 6 with a Special Permit	Commercial	Commercial
	<i>East</i>	"CG-2" General Commercial	Low Density Residential	Commercial
	<i>West</i>	"RS-6" Single-Family 6	Commercial	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CN-2" 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.: 043035 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 132 feet of street frontage along Curtis Clark Drive which is designated as a Local/Residential Street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Curtis Clark Drive	Local/Residential	50' ROW 28' paved	60' ROW 26' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District to allow for the construction of a parking lot and a small retail/office building.

Development Plan: The subject property is 0.91 acres in size. The owner is proposing a parking lot and a small retail/office building. The proposed development is to benefit and enhance the new adjoining retail center located at 5333 South Staples Street. A secondary use for this site may include a small professional office or stand-alone small business location. Approximately 50% of the site will be a parking lot and the remaining 50% will be a single tenant building for a professional office or small neighborhood business.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District and consists of vacant land. The subject property was annexed in 1954 and has remained undeveloped since the time of annexation. To the north is a vacant property zoned “CN-2” Neighborhood Commercial District. Also located to the north is a property zoned “CN-2/SP” Neighborhood Commercial District with a Special Permit and has an ancillary building placed that is associated with the tire business that fronts upon South Staples Street. To the west is a single-family subdivision (Gardendale No. 2) and the subject property is adjacent to a single-family residence built in 2003 and zoned “RS-6” Single-Family 6 District. To the south across Curtis Clark Drive is a parking lot that services a bar/nightclub and is zoned “RS-6/SP” Single-Family 6 District with a Special Permit. To the east are commercial properties consisting of an office building and an automated car wash zoned “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.

Utilities:

Water: 6-inch CIP line located along Curtis Clark Drive in front of the subject property.

Wastewater: 8-inch VCP Line located along Curtis Clark Drive in front of the subject property.

Gas: 2-inch Service Line located along Curtis Clark Drive in front of the subject property.

Storm Water: Inlets located to the east and west of the subject property along Curtis Clark Drive.

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-2” Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC), warrants an amendment to the Future Land Use Map, and is consistent with 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)
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- High-intensity commercial and industrial areas should be buffered to provide transition from low-density residential areas. (Southside ADP, Policy Statement B.6)

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.
- The property is currently vacant, is a remaining undeveloped lot, and has not been developed since annexation in 1954.
- Due to the adjacency to properties zoned “RS-6” Single-Family 6 District, a Type B buffer yard will be required along the western property line. Type B buffer yards consist of 10 feet in width and a 10 point requirement as per the Unified Development Code (UDC).
- If the “CN-2” 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 (August 22, 2018):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District.

Vote Results:

For:	9
Opposed:	0
Absent:	0
Abstained:	0

Public Notification	Number of Notices Mailed – 21 within 200-foot notification area 5 outside notification area
	<u>As of August 17, 2018:</u>
	In Favor – 5 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. Preliminary Site Plan
- C. Public Comments Received (if any)



CASE: 0818-04
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	SH 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-7F Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TH Townhouses
CO-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





phone: 361.537.4400 erozypal@edrarchitects.com

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 comisión 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. 0818-04**

Maria's Properties, LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "CN-2" Neighborhood Commercial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

5518 Curtis Clark Drive and Lot 22A, Block 4, Gardendale #2, located on the north side of Curtis Clark Drive, east of South Staples Street, south of Williams Drive, and north of Holly 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, August 22, 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: Annix LLC
Address: 5333 So Staples City/State: Corpus Christi TX
(X) IN FAVOR () IN OPPOSITION Phone: 361-765-9342
REASON:

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1022
Property Owner ID: 13

Signature

Claine B Hoffman

Case No. 0818-04
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com