

# PLANNING COMMISSION FINAL REPORT

Case No. 0119-01

INFOR No. 18ZN1033

**Planning Commission Hearing Date:** January 9, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Devary Durrill Foundation  <b>Applicant:</b> Devary Durrill Foundation  <b>Location Address:</b> 0 Enterprize Parkway  <b>Legal Description:</b> Being 2.0683 acre tract being out of the 7.08 acres remainder of the Gugenheim &amp; Cohn Farm Lots, Lots 1-4, 6-8, and 10, Section 5, Range VIII, located on the west side of Enterprize Parkway, south of Bear Lane, and east of North Padre Island Drive (State Highway 358)</p>			
<b>Zoning Request</b>	<p><b>From:</b> "IL" Light Industrial District  <b>To:</b> "CG-2" General Commercial District  <b>Area:</b> 2.07 acres  <b>Purpose of Request:</b> To allow for the construction of a hotel.</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>	"IL" Light Industrial	Vacant	Commercial
	<i>North</i>	"IL" Light Industrial	Vacant and Light Industrial	Commercial
	<i>South</i>	"IL" Light Industrial	Commercial	Commercial
	<i>East</i>	"IL" Light Industrial	Professional Office	Commercial
	<i>West</i>	"IL" Light Industrial	Vacant	Commercial
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> 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 "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC).  <b>Map No.:</b> 051041  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 336 feet of street frontage along Enterprize Parkway which is designated as a Local/Residential Street and has approximately 240 feet of street frontage along Bear Lane 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
	Enterprize Parkway	Local/Residential	50' ROW 28' paved	70' ROW 50' paved	N/A
	Bear Lane	"A1" Minor Arterial	95' ROW 64' paved	90' ROW 43' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "IL" Light Industrial District to the "CG-2" General Commercial District to allow for the construction of a hotel.

**Development Plan:** The subject property is 2.07 acres in size. The owner is proposing the construction of a hotel.

**Existing Land Uses & Zoning:** The subject property is currently zoned "IL" Light Industrial District, consists of vacant land, and has remained undeveloped since annexation in 1954. To the north and across Bear Lane are vacant tracts and industrial businesses (Hertz Truck Rental) zoned "IL" Light Industrial District. To the south along Enterprize Parkway is a large office complex (U.S. Veterans' Affairs Administration) zoned "IL" Light Industrial District. To the east is a business/office park zoned "IL" Light Industrial District. To the west is a vacant property 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.

**Utilities:**

**Water:** 12-inch C900 line located along Bear Lane.

**Wastewater:** 18-inch VCP line located along Bear Lane.

**Gas:** 10-inch Service line located along Bear Lane.

**Storm Water:** Inlets are located along Bear Lane.

**Plan CC & 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 "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). 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).

- 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 City should evaluate zoning districts where existing zoning should be changed to implement the Land Use Plan. (Policy Statement C.3).

**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 also compatible with neighboring properties and with the general character of the surrounding area. The potential rezoning would not have a negative impact upon the surrounding businesses.
- The adjacent office buildings and business parks while allowed by-right in the “IL” Light Industrial District have served more in a commercial/office capacity. The future land use map identifies that this entire business park area should transition to a commercial zoning district. South Padre Island Drive (State Highway 358) and Bear Lane has served as the separating boundary between commercial and industrial land uses.
- Several other hotels have been constructed approximately one half mile to the south at the intersection of South Padre Island Drive (State Highway 358) and Old Brownsville Road. This commercial node has also had rezoning to the “CG-2” General Commercial District.

**Planning Commission and Staff Recommendation (January 9, 2019):** Approval of the change of zoning from the “IL” Light Industrial District to the “CG-2” General Commercial District.

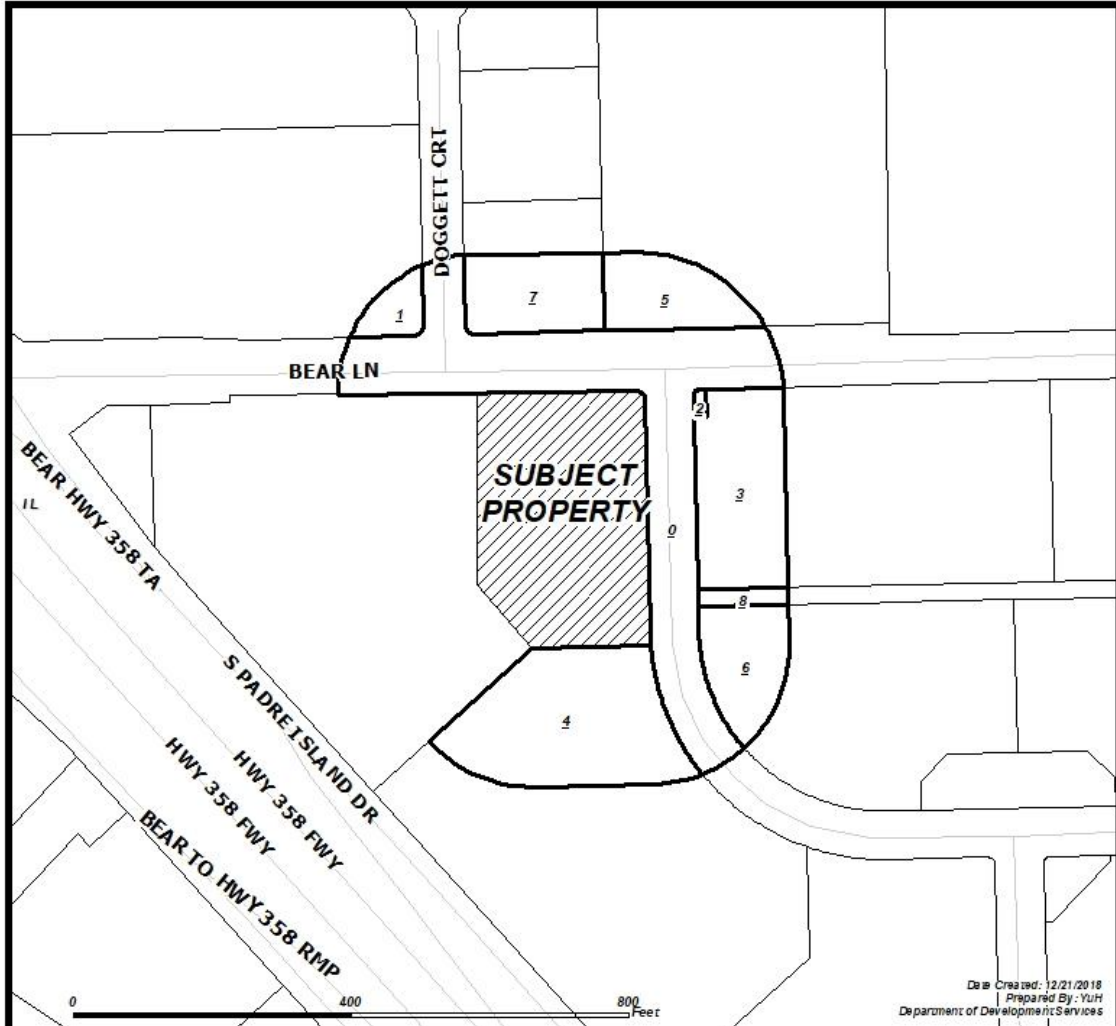
**Vote Results:**

For: 7  
Opposed: 0  
Absent: 2  
Abstained: 0

<b>Public Notification</b>	Number of Notices Mailed – 8 within 200-foot notification area 6 outside notification area
	<b><u>As of January 4, 2019:</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:**

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



**CASE: 1119-01  
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-4 Single-Family 4
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  
**4** Owners within 200' listed on attached ownership table



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. 0119-01**

**Devary Durrill Foundation:** has petitioned the City of Corpus Christi to consider a change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**0 Enterprize Parkway and being 2.0683 acre tract being out of the 7.08 acres remainder of the Gugenheim & Cohn Farm Lots, Lots 1-4, 6-8, and 10, Section 5, Range VIII, located on the west side of Enterprize Parkway, south of Bear Lane, and east of North Padre Island Drive (State Highway 358).**

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, January 9, 2019**, 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.

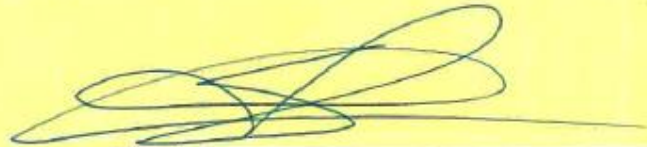
**NOTE:** In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: STONEWATER PROPERTIES (ENTERPRISE) LLC  
STONEWATER PROPERTIES ASHLEY LIMITED PARTNERSHIP

Address: 226 ENTERPRISE PARKWAY City/State: TX

IN FAVOR ( ) IN OPPOSITION Phone: \_\_\_\_\_

REASON:



Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 182N1033  
Property Owner ID: 6

Case No. 0119-01  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com