

# PLANNING COMMISSION FINAL REPORT

Case No. 1119-01

INFOR No. 19ZN1029

**Planning Commission Hearing Date:** November 13, 2019

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> SCCBH, LLC. <b>Applicant:</b> Urban Engineering <b>Location Address:</b> 213 Kleberg Place <b>Legal Description:</b> Lot 88R, Block I, Corpus Beach Hotel Addition, located along the south side of Kleberg Place, west of North Beach, and east of Surfside Boulevard.			
<b>Zoning Request</b>	<b>From:</b> "CR-1" Resort Commercial District <b>To:</b> "CR-3" Resort Commercial District <b>Area:</b> 0.99 acres <b>Purpose of Request:</b> To allow for the construction of a hotel.			
<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>	"CR-1" Resort Commercial	Vacant	Mixed Use
	<i>North</i>	"CR-1" Resort Commercial	Vacant and Commercial	Mixed Use
	<i>South</i>	"CR-1" Resort Commercial	Commercial	Mixed Use
	<i>East</i>	"RM-AT" Multifamily AT	Park (North Beach)	Permanent Open Space (North Beach)
	<i>West</i>	"CR-1" Resort Commercial and "RM-AT" Multifamily AT	Medium Density Residential and Commercial	Mixed Use
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed uses. The proposed rezoning to the "CR-3" Resort Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). <b>Map No.:</b> 044047 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 300 feet of street frontage along Kleberg Place which is designated as a "Local/Residential" Street and approximately 200 feet of street frontage along Golf Place 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
	Kleberg Place	"Local/Residential"	50' ROW 28' paved	38' ROW 25' paved	N/A
	Golf Place	"C1" Minor Collector	60' ROW 40' paved	38' ROW 25' paved	N/A

### **Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "CR-1" Resort Commercial District to the "CR-3" Resort Commercial District to allow for the construction of a hotel.

**Development Plan:** The subject property is 0.99 acres in size. The owner is proposing the construction of a 52 room hotel. There will be 60 total parking spaces (2 accessible). It will consist of a single building, approximately 60 feet height. The ground floor will be used as parking and the structure will be elevated to meet base flood elevation requirements. Development includes a pool in front of the building on the beach side. The hotel office will be open 24 hours a day and the hotel will employ approximately 20 employees (total) during the various shifts. Right-of-way dedication that was required with platting reduced the buildable area and has limited the flexibility of the hotel design. The requested change of zoning will allow for the space needed for the development.

**Existing Land Uses & Zoning:** The subject property is currently zoned "CR-1" Resort Commercial District, consists of vacant land, and has remained relatively undeveloped since annexation in 1935. To the north is a hotel (Sea Shell Inn) zoned "CR-1" Resort Commercial District. To the south is a hotel (Quality Inn and Suites) zoned "CR-1" Resort Commercial District. To the east is North Beach zoned "RM-AT" Multifamily AT District. To the west are vacant properties and two small rental cottages (Surfside Cottages) and a restaurant (Yo Philly Cheese Steaks) zoned "CR-1" Resort Commercial District and a vacant lot zoned "RM-AT" Multifamily AT 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 ACP line located along Golf Place.

**Wastewater:** 8-inch VCP line located along Golf Place.

**Gas:** 2-inch Service Line located along Golf Place.

**Storm Water:** 24-inch located along Golf Place.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for mixed uses.

The proposed rezoning to the “CR-3” Resort 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).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). 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.
- Key difference between the “CR-1” and “CR-3” Districts is in regards to setbacks. The “CR-1” District requires a 20-foot street (front) yard setback. The “CR-3” District requires a 10-foot street (front) yard setback. The granting of the change of zoning will allow a reduced setback for the construction of the hotel.
- Several properties to the north and south including the USS Lexington and Fajitaville along North beach are zoned “CR-3” District.
- A buffer yard will be required between the potential “CR-3” District and the “RM-AT” District to the west. The required buffer yard will be a Type A Buffer Yard is a 10-foot yard with at least 5-points.

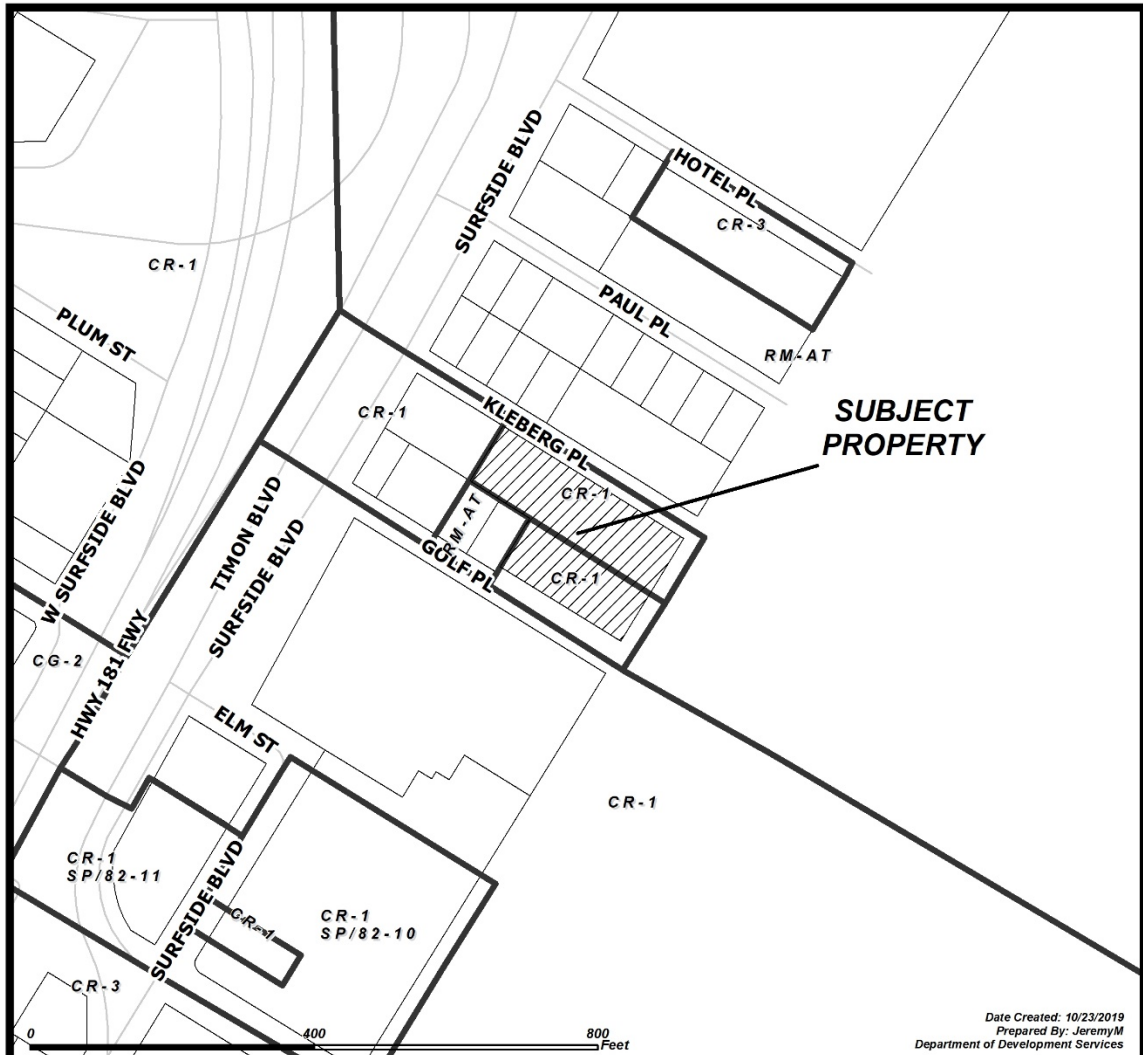
**Planning Commission and Staff Recommendation (November 13, 2019):**

Approval of the change of zoning from the “CR-1” Resort Commercial District to the “CR-3” Resort Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 15 within 200-foot notification area 5 outside notification area	
	<b><u>As of November 8, 2019:</u></b>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 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)



Date Created: 10/23/2019  
Prepared By: JeremyM  
Department of Development Services

### CASE: 1119-01 SUBJECT PROPERTY WITH ZONING



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	

### LOCATION MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap