

PLANNING COMMISSION FINAL REPORT

Case No. 0720-03

INFOR No. 20ZN1016

Planning Commission Hearing Date: July 22, 2020

Applicant & Legal Description	Owner: Ruben Bonilla, Jr. Applicant: Ruben Bonilla, Jr. Location Address: 2713 Segrest Street Legal Description: Lots 11, 12, and 13, Block 2, Roosevelt Place, located along the south side of Segrest Street, east of South Port Avenue, and north of Baldwin Boulevard.			
Zoning Request	From: "IL" Light Industrial District To: "CN-1" Neighborhood Commercial District Area: 0.47 acres Purpose of Request: To allow for the construction of an office building.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"IL" Light Industrial	Vacant and Low Density Residential	Medium Density Residential
	<i>North</i>	"IL" Light Industrial	Commercial	Commercial
	<i>South</i>	"IL" Light Industrial	Public/Semi-Public and Commercial	Commercial
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"IL" Light Industrial	Commercial and Professional Office	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 047043 City Council District: 1 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 150 feet of street frontage along Segrest Street which is designated as a "Local / Residential" Street and has approximately 150 feet of street frontage along South Port Avenue which is designated as a "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).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Segrest Street	Local / Residential	50' ROW 28' paved	60' ROW 30' paved	N/A
	South Port Avenue	"A1" Minor Arterial	95' ROW 64' paved	150' ROW 60' paved	10,516 ADT (2014)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "IL" Light Industrial District to the "CN-1" Neighborhood Commercial District to allow for the construction of an office building.

Development Plan: The subject property is 0.47 acres in size. The proposed use is the construction of a 4,922 square foot office building.

Existing Land Uses & Zoning: The subject property is currently zoned "IL" Light Industrial District and consists of vacant (former single-family) properties. The property was annexed in 1938. To the north across Segrest Street is a commercial property (Bonilla Plaza) and is zoned "IL" Light Industrial District. To the south is a United States Post Office (Roy Miller Station) and is zoned "IL" Light Industrial District. To the east are existing single-family residences, constructed in the early 1950s, and are zoned "RS-6" Single-Family 6. To the west are commercial businesses including a bar, professional offices, retail, and an auto repair shop 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 platted.

Utilities:

Water: 6-inch ACP line located along Segrest Street.

Wastewater: 6-inch VCP line located along Segrest Street.

Gas: 6-inch Service Line located along South Port Avenue.

Storm Water: 15-inch line located along South Port Avenue.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is 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 the stabilization, revitalization and redevelopment of older neighborhoods. (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).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the surrounding uses, and does not have a negative impact upon adjacent properties.
- The proposed office building will serve as a buffer between the high traffic volumes of South Port Avenue and the existing single-family residential homes.
- Professional offices are allowed by-right in the “IL” Light Industrial District. However, the setback and buffer yard requirement due to the adjacency of single-family residences/zoning is significant. Currently, due to the “IL” District the setback is 40-feet with a Type D Buffer Yard: 20-feet and 20-points. The rezoning to the “CN-1” Neighborhood Commercial District will reduce the setback and buffer yard requirement to 10-feet and as a redevelopment project a Type A Buffer Yard: 5-points.

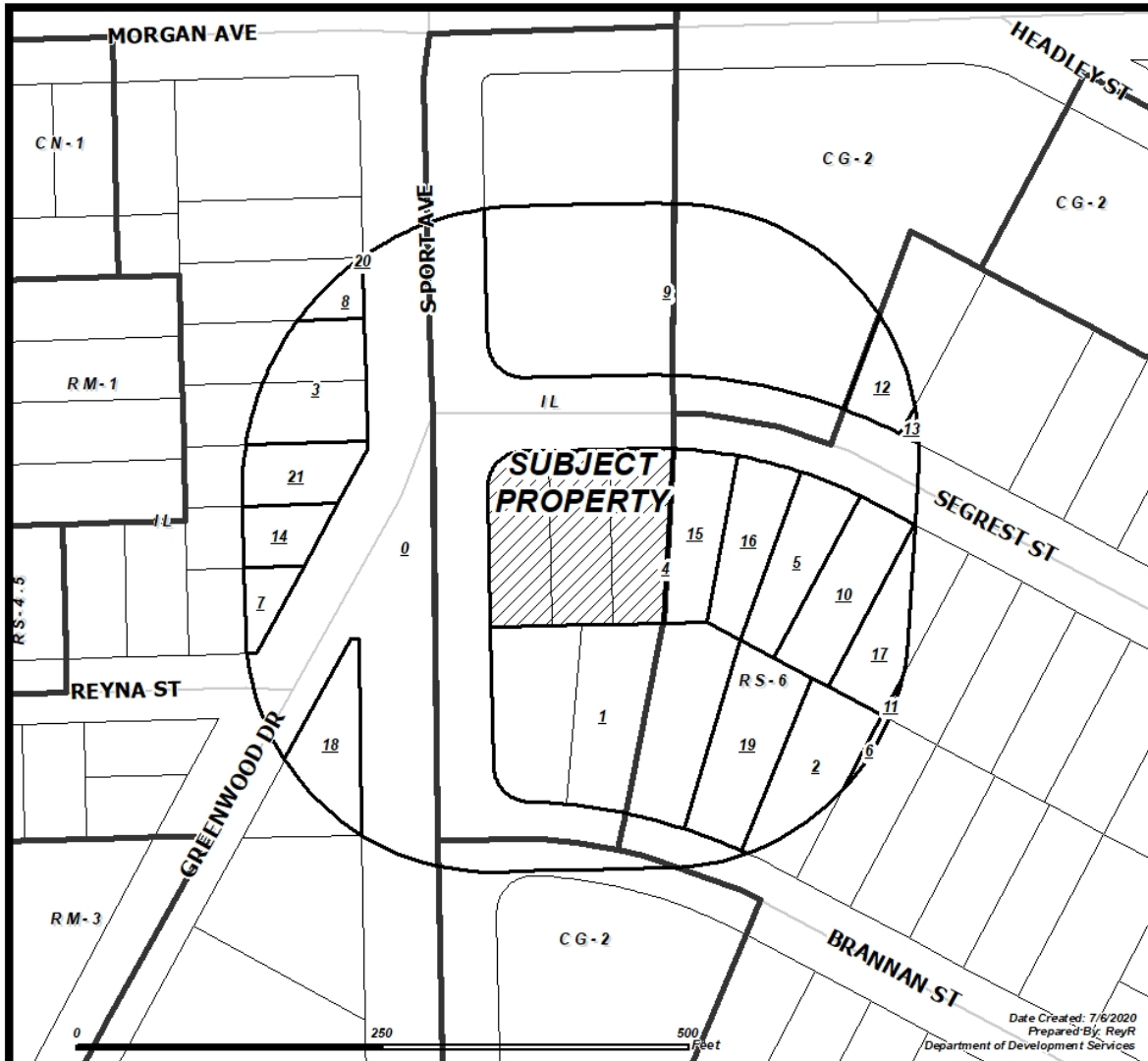
Planning Commission and Staff Recommendation (July 22, 2020):

Approval of the change of zoning from “IL” Light Industrial District to the “CN-1” Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 21 within 200-foot notification area 5 outside notification area	
	<u>As of July 17, 2020:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 1 inside notification area – 0 outside notification area
	Totaling 2.84% of the land within the 200-foot notification area in opposition.	

Attachments:

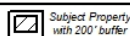
- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)



Date Created: 7/6/2020
Prepared By: ReyR
Department of Development Services

CASE: 0720-03 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		



4 Owners within 200' listed on attached ownership table



X 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 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. 0720-03**

Ruben Bonilla, Jr. has petitioned the City of Corpus Christi to consider a change of zoning from the **"IL" Light Industrial 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:

2713 Segrest Street and described as Lots 11, 12, and 13, Block 2, Roosevelt Place, located along the south side of Segrest Street, east of South Port Avenue, and north of Baldwin Boulevard.

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 **Wednesday, July 22, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. **PUBLIC COMMENT:** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/or Commission. Public comment/ input shall be provided, in writing, in the form of an e-mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e-mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov't Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

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: Saul Yanez Jr

Address: 2705 Segrest St.

City/State: Corpus Christi, Tx 78405

() IN FAVOR (X) IN OPPOSITION
REASON:

Phone: 361-585-6239

1. High traffic in residential street.
2. higher property taxes
3. homeless people sleeping behind buildings

Signature

Saul Yanez Jr.

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN1016
Property Owner ID: 15

Case No. 0720-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com