

STAFF REPORT

Case No. 0821-03

INFOR No. 21ZN1029

Planning Commission Hearing Date: August 4, 2021

Applicant & Legal Description	Owner: Sima and Steve, Inc. Applicant: Sima and Steve, Inc. Location Address: 3413 South Staples Street Legal Description: Lot 1, Block 2, W.B. Ray Heights Unit 3, located along the west side of South Staples Street, south of Texan Trail, and north of Hayward Drive.			
Zoning Request	From: "ON" Neighborhood Office District To: "CN-1" Neighborhood Commercial District Area: 0.65 acres Purpose of Request: To allow for the allowance of commercial uses in tenant spaces.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"ON" Neighborhood Office	Commercial	Commercial
	<i>North</i>	"RS-6" Single-Family 6 and "RM-1" Multifamily	Low and Medium Density Residential	Medium and High Density Residential
	<i>South</i>	"RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial	Commercial and Low Density Residential	Commercial and Medium Density Residential
	<i>East</i>	"CN-1" Neighborhood Commercial	Commercial and Public/Semi-Public	Commercial and Government
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a commercial. The proposed rezoning to the "CN-1" Neighborhood Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). City Council District: 2 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 140 feet of street frontage along South Staples Street which is designated as a "A1" Minor Arterial Street and approximately 200 feet of street frontage along Hayward Drive which is designated as a "Local / Residential" Street. According to the Urban Transportation Plan, "A1" Minor Arterial Streets can convey a capacity between 15,000 and 24,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Staples Street	"A1" Minor Arterial	95' ROW 64' paved	100' ROW 55' paved	18,088 ADT (2013)
	Hayward Drive	"Local/Residential"	50' ROW 28' paved	60' ROW 30' paved	Not Available

Staff Summary:

Development Plan: The subject property is 0.65 acres in size. The applicant is proposing commercial uses in tenant spaces.

Existing Land Uses & Zoning: The subject property is currently zoned "ON" Neighborhood Office District, consists of a commercial building, and was rezoned from the "RS-6" Single-Family 6 District in 2017. To the north is a single-family subdivision (Casa Linda Estates; 1955) zoned "RS-6" Single-Family 6 District and an apartment complex (Buccaneer Apartments) zoned "RM-1" Multifamily District. To the south is a commercial multi-tenant strip center zoned "CN-1" Neighborhood Commercial District. To the east is a school and dry cleaners zoned "CN-1" Neighborhood Commercial District. To the west is a single-family subdivision (Casa Linda Estates; 1955) zoned "RS-6" Single-Family 6 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 Hayward Drive.

Wastewater: 8-inch CIPP line located along Hayward Drive.

Gas: 4-inch Service Line located along Hayward Drive.

Storm Water: Roadside inlets located along Hayward Drive.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a commercial use. The proposed rezoning to the "CN-1" Neighborhood 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).
- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they

could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations. (Future Land Use, Zoning, and Urban Design Policy Statement 2).

- 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 adjoining properties, and does not have a negative impact upon adjacent properties.
- Adjacent properties consist of similar commercial zoning districts near a minor commercial node at the intersection of South Staples Street and Carroll Lane. Additionally, the subject property is within ¼ mile of W.B. Ray High School.

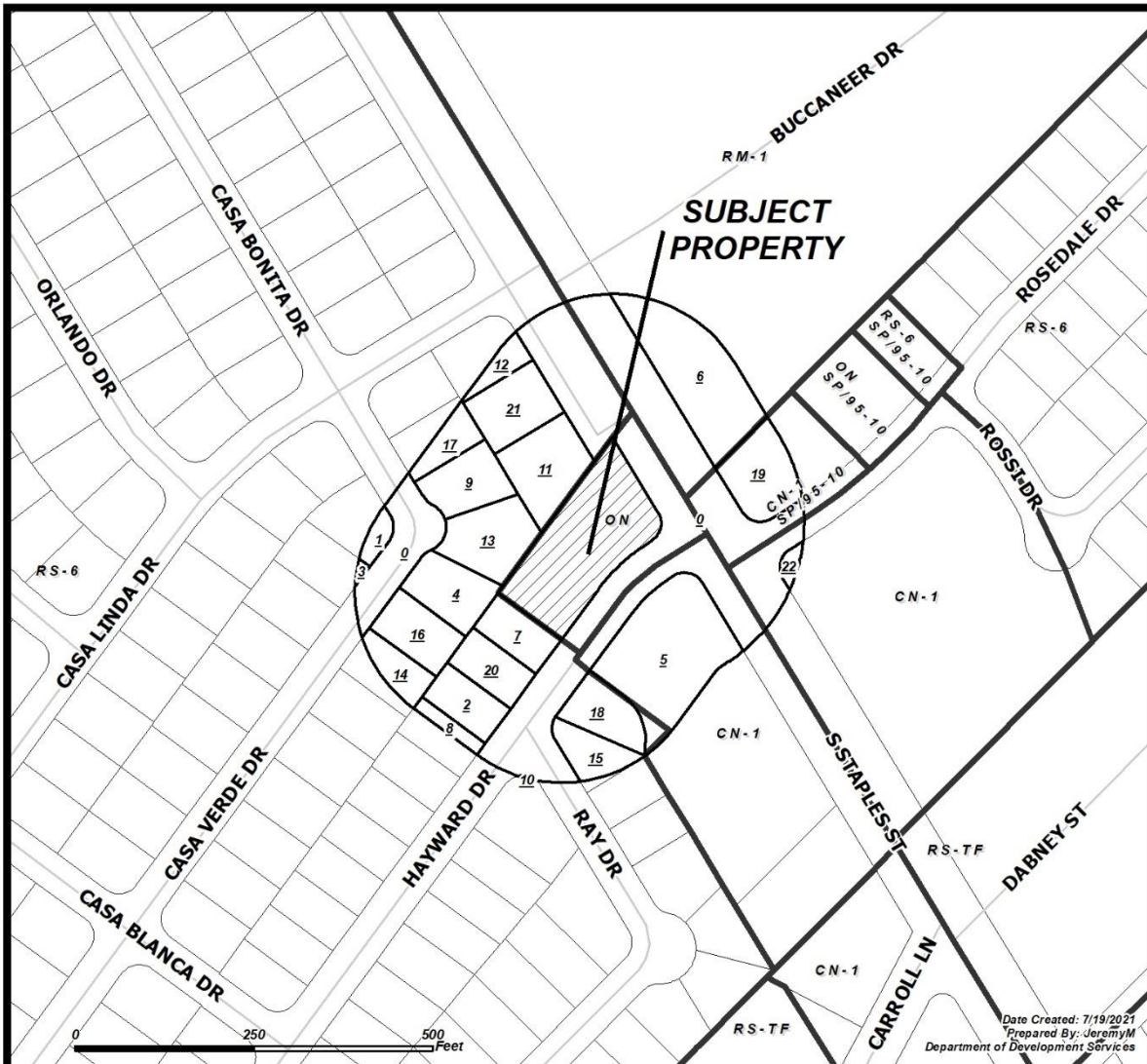
Staff Recommendation:

Approval of the change of zoning from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 22 within 200-foot notification area. 1 outside notification area
	<u>As of July 30, 2021:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	<p>Totaling 0.00% of the land within the 200-foot notification area in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</p>

Attachments:

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



CASE: 0821-03
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	

Subject Property with 200' buffer

Owners within 200' listed on attached ownership table

Owners in favor

Owners in opposition



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