

ZONING REPORT

Case # 0422-01

Applicant & Subject Property

City Council District: 1
Owner: Robert Dominguez
Applicant: Robert Dominiguez
Address and Location: 4040 Violet Road, located along the east side of Violet Road, north of Sunny Drive, south of Leopard Street, east of Brendel Lane and west of Leonard Drive.
Legal Description: 3.37 acres out of Lot 6, Nueces Gardens No. 1
Acreage of Subject Property: 3.37

Zoning Request

From: "RS-6" Single-Family 6 District
To: "CG-2" General Commercial District
Purpose of Request: To allow for a commercial use, specifically a mini-storage facility.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	High Density Residential
North	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential, High Density Residential
South	"RS-6" Single-Family 6	Low Density Residential, Vacant, Mobile Home	Medium Density Residential, High Density Residential
East	"RS-6" Single-Family 6, "RM-1" Multifamily	Vacant	High Density Residential
West	"RS-6" Single-Family 6	Low Density Residential, Mobile Home	Medium Density Residential, High Density Residential

Plat Status: Property is not platted.
Air Installation Compatibility Use Zone (AICUZ): Not located in an AICUZ.
Code Violations: None.

Transportation & Circulation for Violet Road

Urban Street ¹	Designation ¹	Section Proposed ¹	Section Existing ¹
Violet Road	A2 Secondary Arterial	4 Lanes, 100 Feet	4 Lanes, Center Turning Lane 65 Feet

Road ²	Segment Length ²	Total Volume ²	Total Capacity ²	Volume to Capacity Ratio ²
Violet Road	0.71 miles (South from Guess Drive to Starlite Lane)	4,130	33,440	0.12

Distance to Bicycle Network ³	Bicycle Infrastructure ³	
	Segment Proposed ³	Segment Existing
To the north .25 miles	1-Way Cycle Track (Both Sides)	None
	Bike Boulevard	
To the south .30 miles	Bike Boulevard	
<small>1 City of Corpus Christi Urban Transportation Plan 2 Corpus Christi MPO Travel Demand Model Volumes 3 Strategic Plan for Active Mobility</small>		
Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 32 Southside with a bus stop (Leopard @ Violet) approximately .5 miles to north of the subject property.		
Utilities		
Gas: 2-inch gas service line located along Violet Road. Stormwater: 24-inch storm pipe located along Violet Road. Wastewater: 15-inch Vitrified Clay Pipeline (VCP) along Violet Road. Water: 6-inch Asbestos-Cement Pipe (ACP) service line located Violet Road.		
Corpus Christi Comprehensive Plan		
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. Area Development Plan (ADP): According to Plan CC the subject property is located within the Northwest ADP (Adopted January 9, 2001, currently no plans to update). Future Land Use Map: High Density Residential. Water Master Plan: Currently, there are no proposed improvements. Wastewater and Stormwater: Currently, there are no proposed improvements.		
Public Notification		
Number of Notices Mailed – 9 within 200-foot notification area Returned Notices: In Favor – 0 inside notification area In Opposition – 4 inside notification area 54.82% in opposition within the 200-foot notification area		
Public Hearing Schedule		
Planning Commission Hearing Date: April 20, 2022 – TABLED Planning Commission Hearing Date: June 1, 2022 City Council 1st Reading/Public Hearing Date: July 19, 2022 City Council 2nd Reading Date: July 26, 2022		

Comprehensive Plan Consistency:

Plan CC: The proposed rezoning is consistent with following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning and Urban Design
 - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Encourage orderly growth of residential, commercial, and industrial areas.

Future Land Use Map: The proposed rezoning is inconsistent with the Future Land Use map:

- High density residential

Staff Analysis: “While the comprehensive plan is consulted when making decisions about rezonings. . . It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose of the rezoning request and conducted research into the properties land development history to include platting, zoning, existing surrounding land uses and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of comprehensive plan. As a result of the above analysis staff notes the following:

- The proposed rezoning is not consistent with the Future Land Use Map which proposes high density residential uses.
- Rezoning warrants an amendment to the Future Land Use Map.

On April 20, 2022, Planning Commission requested that Development Services staff work with the applicant to revise the applicant’s request from the “CR-2” Resort Commercial District to zoning district in line with the applicant’s proposed uses and to work on a site plan with the applicant and potential conditions for a Special Permit. The applicant amended his application to “CG-2” General Commercial District and provided a revised site plan (see attached.)

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes denial of the change of zoning and in lieu recommends approval of “RS-6” with a Special Permit.

Planning Commission and Staff Recommendation (June 1, 2022): Denial of the “CG-2” General Commercial District and in lieu thereof “RS-6/SP” Single-Family 6 District with a Special Permit and subject to the following conditions:

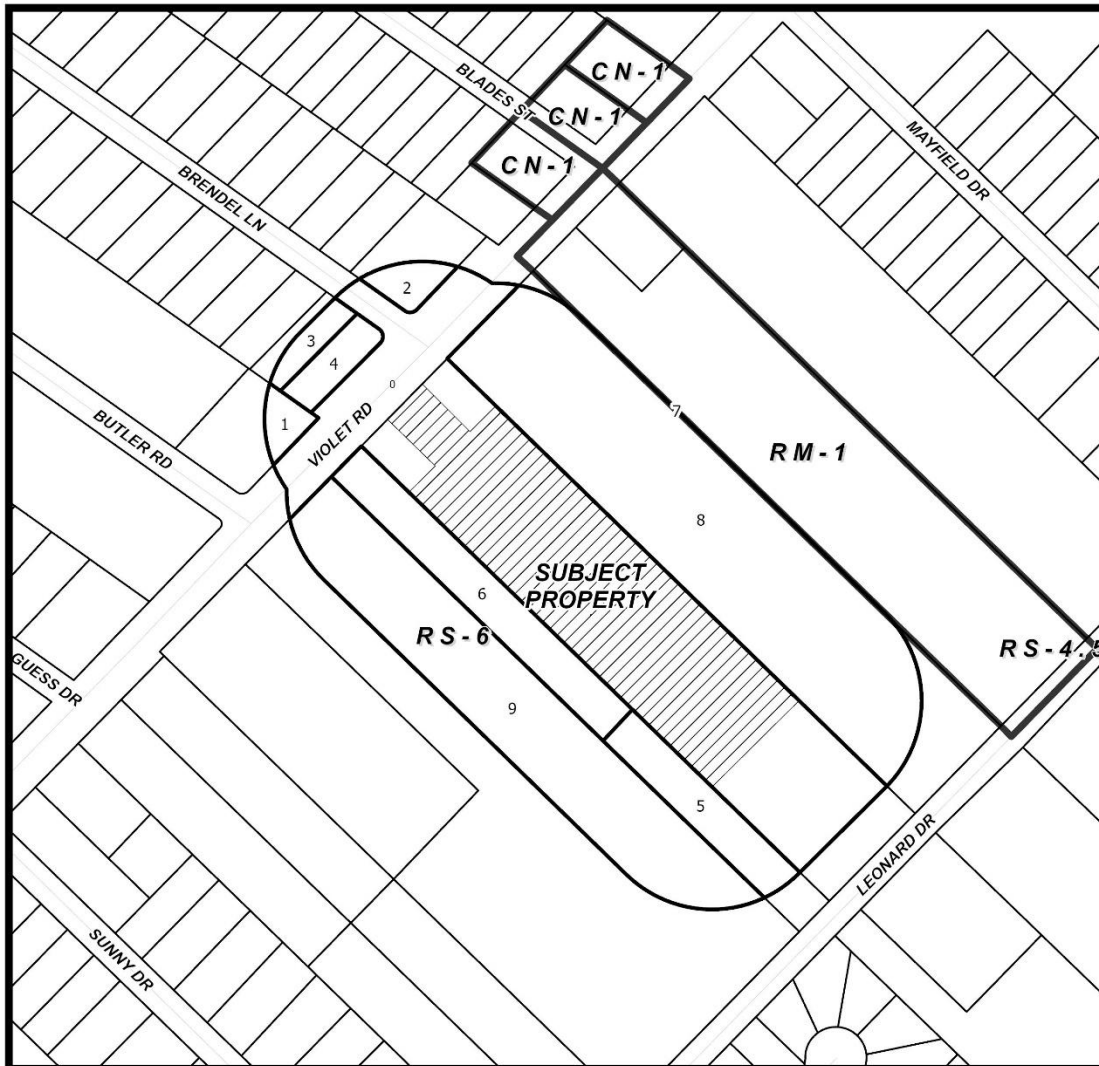
1. Use: The only use allowed on the subject property other than uses permitted in the base zoning districts is a self-service storage facility and shall adhere to the requirements of Section 5.2.14 of the Unified Development Code (UDC).
2. Building Design: Building facades facing property boundaries adjacent to residential land uses shall incorporate wall plane projections or recesses having a minimum depth of five feet and no uninterrupted length of any facade shall exceed 75-horizontal feet.
3. Buffer Yard: A 15-foot-wide buffer yard and 15-buffer yard points shall be required along the property boundaries adjacent to residential zoning districts. Canopy trees of 2.5-inch caliper shall be planted every 30-feet on center within the buffer yard and within the front yard setback.
4. Screening Fence: A minimum seven-foot-tall solid wood screening fence is required to be constructed, remain in place, and maintained along the property boundaries adjacent to residential zoning districts.
5. Lighting: All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50-feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15-feet in height.
6. Building Height: Storage buildings shall not exceed 12-feet in height.

7. Impervious Surface: The maximum amount of impervious surface is 60% of the subject property.
8. Hours of Operation: The hours of operation shall be limited from 7:00 AM to 10:00 PM. Activity within the self-service storage facility, except for routine employee activity, shall cease after 10:00 PM. Customer access to the self-service storage facility after 10:00 PM shall be prohibited. A gated entry and security monitors for the self-service storage facility are required to be installed, remain in place, and maintained.
9. Signage: No pole-mounted signage is allowed along Violet Road.
10. Noise: Noise regulations shall be subject to Section 31-3 of the Municipal Code.
11. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
12. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Returned Notices

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0422-01
Zoning and 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 in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition



ATTACHMENT B: RETURN NOTICES

Persons with disabilities planning to attend the 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 solicita 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. 0422-01**

Robert Dominguez has petitioned the City of Corpus Christi to consider a change of zoning from the **“RS-6” Single-Family 6 District** to the **“CR-2” Commercial Resort District, resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for a commercial use.** The property to be rezoned is described as:

A property located at 4040 Violet Road and described as 3.37 acres out of Lot 6, Nueces Gardens No. 1, located along the east side of Violet Road, north of Sunny Drive, south of Leopard Street, east of Brendel Lane and west of Leonard Drive.

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, April 20, 2022**, 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: Moses Cortez

Address: 4034 violet rd City/State: Corpus christi, TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-876-7719

REASON: *I As a homeowner that has been at this place for about 14 years I am against the rezoning that I feel would affect the living of me + my family Plus be a Conflict of Interest for my property + their property*

Moses Cortez
Signature

SEE MAP ON REVERSE SIDE
INFOR No. 22ZN1010
Property Owner ID: 6

Case No. 0422-01
Case Manager: Andrew Dimas
Email: andrewd@cctexas.com

SI USTED DESEA ATENDER ESTA JUNTA Y DIRIGIRSE A LA COMISION Y SU INGLES ES LIMITADO, ALGUIEN ESTARA PRESENTE PARA AYUDARLE A INTERPRETAR. PARA MAS INFORMACION, FAVOR DE LLAMAR A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

PERSONS WITH DISABILITES PLANNING TO ATTEND THIS MEETING, WHO MAY REQUIRE SPECIAL SERVICES, ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT LEAST 48 HOURS IN ADVANCE AT (361) 826-3105. PERSONAS CON INCAPACIDADES, QUE INTENTAN ATENDER ESTA JUNTA Y QUE REQUIEREN SERVICIOS ESPECIALES, SE LES SUPLICA QUE DEN AVISO 48 HORAS ANTES DE LA JUNTA LLAMANDO A LA OFICINA DEL SECRETARIO DE LA CIUDAD AL NUMERO (361) 826-3105.

CITY COUNCIL
PUBLIC HEARING NOTICE
Rezoning Case No. 0422-01

RECEIVED

JUL 13 2022

CITY SECRETARY'S OFFICE

Robert Dominguez has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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The City Council may recommend other intermediate zoning classifications and/or Special Permits. Approval of a change of zoning, if inconsistent with the Plan CC, will also have the effect of amending Plan CC to reflect the approved zoning.

The City Council will conduct a public hearing to discuss and act on this rezoning request on Tuesday, July 19, 2022, during one of its regular meetings, which begins at 11:30 a.m. The hearing will be held in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning. For more information, please call (361) 826-3105.

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NAME: Joe L. Alaniz
Please Print

ADDRESS: 11201 Brendel Lane 78410 PHONE NO. 241 2411

() IN FAVOR IN OPPOSITION

REASONS:
affect property Home Value! Joe Alaniz
Signature

SEE MAP ON REVERSE SIDE
INFOR No. 22ZN1010
Property Owner ID: 3

Case No. 0422-01
Project Manager: Elena Buentello
Email: elenab@cctexas.com

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Rezoning Case No. 0422-01**

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NAME: MARIA G. Alaniz
Please Print

ADDRESS: 11201 Brendel PHONE NO. _____

() IN FAVOR IN OPPOSITION

REASONS:

*increase traffic
to many speeders
decrease property value*

Maria G. Alaniz
Signature

SEE MAP ON REVERSE SIDE
INFOR No. 22ZN1010
Property Owner ID: 4

Case No. 0422-01
Project Manager: Elena Buentello
Email: elenab@cctexas.com

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NAME Mrs. Rose M. FARIAS + Mr. Euterio Farias
Please Print

ADDRESS: 4102 Violet Rd. PHONE NO. 361-945-3127

() IN FAVOR (X) IN OPPOSITION

REASONS:
Would like it to stay as a single family 6 dist. and not a commercial lot.

Rose Farias + Euterio Farias
Signature

SEE MAP ON REVERSE SIDE
INFOR No. 22ZN1010
Property Owner ID: 8

Case No. 0422-01
Project Manager: Elena Buentello
Email: elenab@octexas.com