

ZONING REPORT

Case No.: 0714-01
 HTE No. 14-10000027

Planning Commission Hearing Date: July 2, 2014

Applicant & Legal Description	<p>Applicant/Owner: Leopard Business Park, LLC Legal Description/Location: Lot 1, Block B, Stillwell Addition, located along the west side of Tuloso Road between Leopard Street and Stillwell Lane.</p>			
Zoning Request	<p>From: "CG-2" General Commercial District To: "IL" Light Industrial District Area: 2.92 acres Purpose of Request: To allow construction of a small business park consisting of approximately seven 5,000 square foot buildings.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CG-2" General Commercial	Vacant	Light Industrial
	<i>North</i>	"CG-2" Neighborhood Commercial and "ON" Office	Commercial and Public Semi-Public	Light Industrial
	<i>South</i>	"IL" Light Industrial	Mobile Home	Light Industrial
	<i>East</i>	"CG-2" Neighborhood Commercial	Vacant and Public Semi-Public	Light Industrial
	<i>West</i>	"CG-2" Neighborhood Commercial	Commercial	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located in the Port/Airport/Violet Area Development Plan (ADP) and is planned for light industrial uses. The proposed change of zoning to the "IL" Light Industrial District is consistent with the adopted Future Land Use Plan. Map No.: 056046 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 260 feet of frontage along Leopard Street, which is an "A2" Secondary Arterial Divided street, and approximately 360 feet of frontage along Tuloso Road, which is designated as an "A2" Secondary Arterial Divided street. Arterial streets are designed to bring traffic to and from the freeway and accommodate high volumes of cross-town traffic. The "A2" Arterial is designed as four lanes with a median, and a maximum Average Daily Trips of approximately 20,000 to 32,000. The subject property also has approximately 300 feet of frontage along Stillwell Lane, which is a local street. A Traffic Impact Analysis is not required.</p>			

	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
Street R.O.W.	Leopard Street	“A2” Secondary Arterial Divided	100’ ROW 54’ Paved	156’ ROW 100’ Paved	Not Available
	Tuloso Road	Proposed “A2” Secondary Arterial Divided	100’ ROW 54’ Paved	55’ ROW 25’ Paved	Not Available
	Stillwell Lane	Local Street	60’ ROW 40’ paved	50’ ROW 20’ paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District to allow construction of a small business park. Although the existing zoning, “CG-2” General Commercial District, would allow the development, the applicant prefers the “IL” Light Industrial District in order to accommodate the demand for industrial businesses partially related to the oil business.

Development Plan: The applicant plans to develop the 2.92 acres into a small business park consisting of seven 5,000 square foot buildings with a 20% office finish out. Each building will be one-story with a height of 18 feet and the development will have onsite parking. The applicant anticipates the business park will employ approximately 35 employees, and will operate from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Existing Land Uses & Zoning: North of the subject property across Leopard Street is a public semi-public use (owned by Tuloso Midway Independent School District) zoned “ON” Office District, and a commercial use zoned “CG-2” General Commercial. East of the subject property across Tuloso Road is a public semi-public use owned by the City of Corpus Christi (wastewater lift station) and vacant land, both zoned “CG-2” General Commercial District. West of the subject property has commercial uses and is zoned “CG-2” General Commercial District. South of the subject property across Stillwell Lane is a manufactured home park zoned “RMH” Manufactured Home District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning is in the Port/Airport/Violet Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for light industrial uses.

Department Comments:

- This rezoning is consistent with the Comprehensive Plan and the Port/Airport/Violet Area Development Plan.

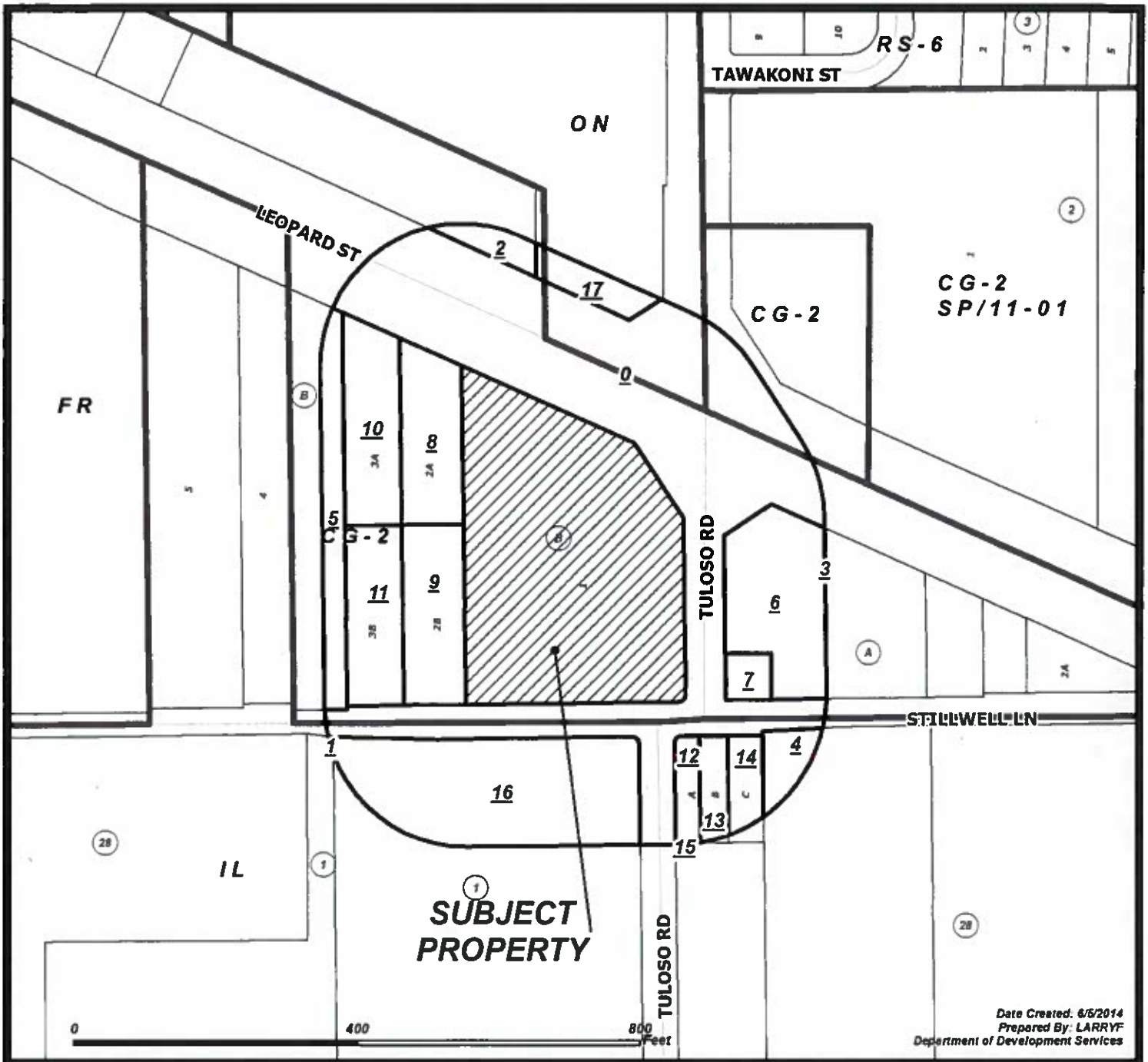
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. Buffer requirements and screening would be needed on the west portion of the subject property between the “CG-2” General Commercial District, and on the south portion of the subject property due to the “RMH” Manufactured Home District across Stillwell Lane.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The proposed rezoning would not have a negative impact on the surrounding neighborhood.

Staff Recommendation:

Approval of the change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 17 within 200’ notification area; 1 outside notification area
	<u>As of July 1, 2014:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
For 0.00% in opposition.	

Attachments: 1. Location Map (Existing Zoning & Notice Area)



Date Created: 6/5/2014
 Prepared By: LARRYF
 Department of Development Services

CASE: 0714-01 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-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

