

ZONING REPORT

Case # 0322-01

Applicant & Subject Property				
<p>Owner: South Texas Rainbow, LP. Applicant: South Texas Rainbow, LP Address and Location: 6626 Williams Drive, located along the northside of Williams Drive, east of Daly Drive, and west of Nile Drive Legal Description: Lots 7, 8, & 9, Padre Plaza Subdivision Acreage of Subject Property: 2.48 acres City Council District: 5</p>				
Zoning Request				
<p>From: "CN-1" Neighborhood Commercial District To: "CN-1/SP" Neighborhood Commercial District with a Special Permit Purpose of Request: To allow for a commercial use.</p>				
Land Development & Surrounding Land Uses				
	Zoning District	Existing Land Use	Future Land Use	
Site	"CN-1" Neighborhood Commercial District	Vacant	Commercial	
North	"CG-2" General Commercial District	Commercial "Hotel"	Commercial	
South	"RM-1" Multifamily District	Vacant and Low Density Residential	High and Medium Density Residential	
East	"CN-1" Neighborhood Commercial District	Vacant	Commercial	
West	"CN-1" Neighborhood Commercial District	Vacant and Commercial "Movie Theater"	Commercial	
<p>Plat Status: Property is platted Air Installation Compatibility Use Zone (AICUZ): Not located in an AICUZ area</p>				
Transportation & Circulation				
Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume/Capacity
Williams Drive	"C3" Primary Collector	75' ROW 50' paved	112' ROW 50' paved	7,089/35,200 Ratio: 20%
<p>Transit: RTA Route 29 (Staples)</p>				
Utilities				
<p>Water: 8-inch PVC line located along Williams Drive Wastewater: 36-inch HDPE line located along Williams Drive Gas: 4-inch service line located along Williams Drive Stormwater: 11'x7' box line located along Williams Drive.</p>				
Corpus Christi Comprehensive Plan				
<p>The subject property is located within the Southside Area Development Plan (Adopted March 17, 2020) and is planned for commercial uses based on the Future Land Use Map. The proposed rezoning is consistent with the Comprehensive Plan.</p>				

Public Notification	
Number of Notices Mailed	– 12 within 200-foot notification area
Returned Notices: In Favor	– 0 inside notification area
In Opposition	– 0 inside notification area
	0.00% in opposition within the 200-foot notification area
Public Hearing Schedule	
Planning Commission Hearing Date: March 9, 2022	
City Council 1st Reading/Public Hearing Date: April 19, 2022	
City Council 2nd Reading Date: May 3, 2022	

Comprehensive Plan Consistency: The proposed rezoning is consistent with the comprehensive plan. Staff considered the following policies to determine plan consistency:

- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Plan CC: Future Land Use, Zoning and Urban Design)
- Encourage orderly growth of new residential, commercial, and industrial areas. (Plan CC: Future Land Use, Zoning and Urban Design)
- 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. (Plan CC: Future Land Use, Zoning and Urban Design)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Plan CC: Future Land Use, Zoning and Urban Design)
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Plan CC: Future Land Use, Zoning and Urban Design)
- Noise impacts from non-residential uses should be reduced by creating a buffer open space between the two areas. Such spaces may be landscaped areas, a street, a screening fence, larger setbacks, etc. These methods can be used singularly but are usually most effective when applied in combination to provide the desired effect. (Southeast ADP: Land Use)

Staff Analysis: The proposed zoning is consistent with the adopted Comprehensive Plan (Plan CC).

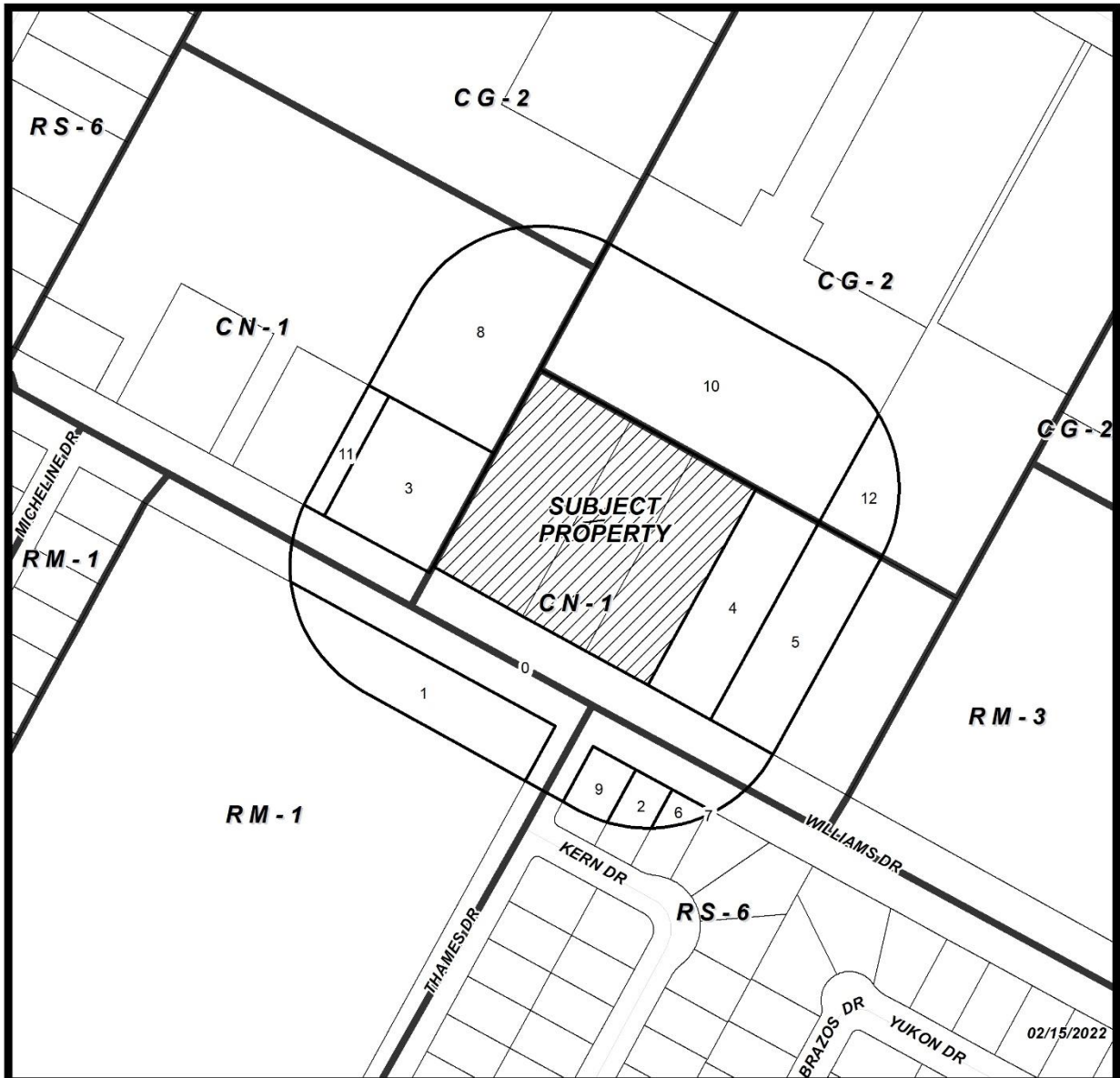
- The subject property has the future land use designation of commercial and has been vacant since annexation in 1954.
- The proposed rezoning is compatible with neighboring properties that are zoned commercial as the subject property is part of a larger commercial node that has like or greater zoning designations.
- The “CN-1” Neighborhood Commercial District allows the following uses by-right: Apartments, Group Living Uses, Day Care, Community Service, Medical Facilities, Offices, Overnight Accommodations, Restaurants, and Retail Sales and Service Uses.
- The applicant is requesting a special permit to allow for the storage of the overflow of vehicles from the Mike Shaw Kia dealership which is located 0.50 miles away. The subject property will have a small building to serve as an office. The site will not be open to the public and will additionally provide the preparatory cleaning prior to being moved to the main dealership. Any vehicles delivered to the subject property will not be allowed to be unloaded on a public right-of-way.

Planning Commission and Staff Recommendation (March 9, 2022): Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit with the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Vehicle Storage” and “Auto Detailing” as categorized by Unified Development Code (UDC) Section 5.1.4.I.
2. **Screening:** The subject property shall be screened by a solid material at a minimum of 6-feet in height.
3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
4. **Vehicle Delivery:** Any vehicle deliveries to the subject property shall not occur between the hours of 9:00 pm to 7:00 am.
5. **Lighting:** All security lighting must be shielded and directed away from abutting properties and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential developments.
6. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
7. **Landscaping:** Landscaping shall be installed as required by the Unified Development Code (UDC).
8. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
9. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 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. Public Comments Received (if any)



CASE: 0322-01
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

