



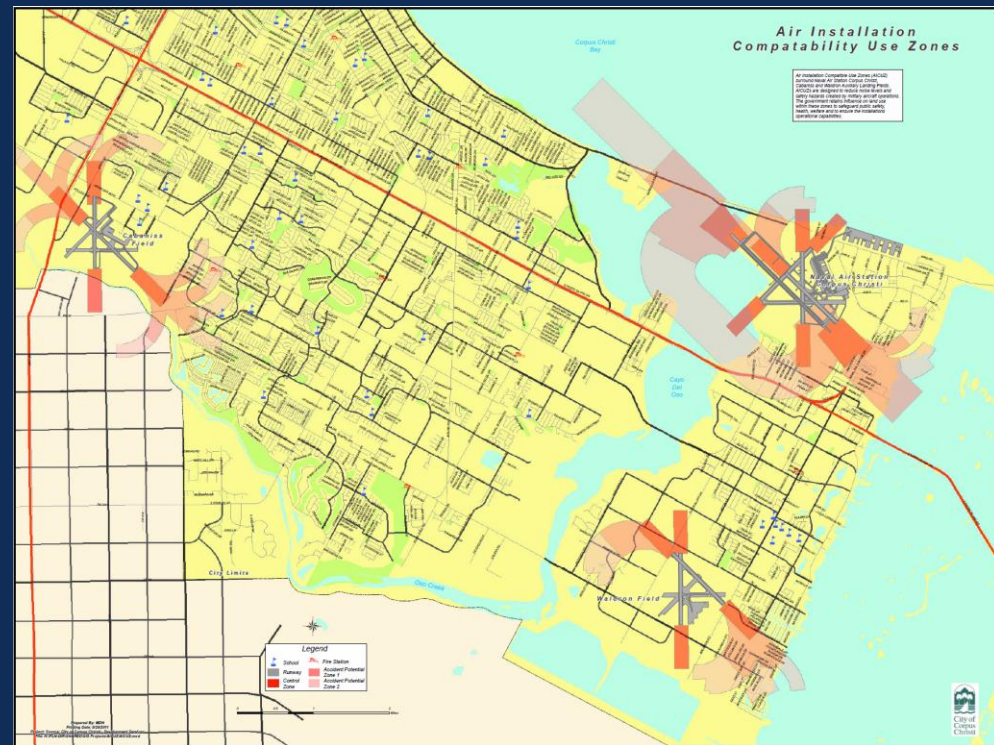
Commercial and Industrial Compatible Districts



**NAS CORPUS CHRISTI
JOINT LAND USE STUDY**

Issue

- Navy use guidelines for public safety under flight zones recommend the city prevent development of residential uses or uses that congregate large groups of people.



Issue – Existing Zoning

- The CG-1 and LI Districts have many potential conflicts with Navy Guidelines.
- A new district for Commercial and Industrial uses could address some of these conflicts.



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Existing Zoning Tools / Districts

- CG-1, Commercial General District was originally created for use under Navy Flight Zones in 1983 (formerly the B-3 District)
 - Consistent with guidelines:
 - Most residential uses not allowed
 - Inconsistent uses (8):
 - day care uses and group living,
 - schools,
 - medical facilities including hospitals,
 - overnight accommodations including hotels,
 - passenger terminals,
 - churches, and
 - Other high intensity use, including indoor recreation and outdoor recreation (restaurants, clubs, bars, theater) etc.
 - Unlimited height



Existing Zoning Tools / Districts

- **LI Light Industrial District has also been used under Navy flight zones.**

- Consistent with Navy use guidelines most residential uses are not permitted.
- Inconsistent uses (6):
 - day care uses and group living,
 - medical facilities including hospitals,
 - passenger terminals,
 - truck stops with overnight accommodations,
 - above ground fuel tanks, and
 - other high intensity use, including restaurants
- Unlimited height



Purpose

- Commercial Compatible District and the Industrial Compatible District:

- The uses in the two districts are intended to allow a wide choice of commercial or industrial uses while preventing uses that would allow congregation of large groups of people. These districts could be used:

- Under Flight Zones
- Near Refineries
- Near or adjacent to hazardous public or private facilities.



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Commercial Compatible Detailed Use Table (one of several)

Principal Uses

Sales-Oriented:

Stores selling, leasing, or renting consumer, home, and business goods including alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, cameras, candy, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts, groceries, hardware, handicrafts, home improvement products, household products, jewelry, medical supplies, musical instruments, pet food and/or pets, pharmaceuticals, photo finishing, picture frames, plants, printed material, produce, sporting goods, stationery, tobacco and related products, vehicle parts, and videos

Automotive parts sales with no service bays
Farmers market
Mailing and stenographic service
Photo-finishing facility
Shopping center
Wholesale club
Personal Service-Oriented:
Animal grooming
Animal hospital
Athletic or health club
Bank or loan establishment
Barbershop
Beauty shop
Business, driving, martial arts, trade and other commercial schools
Cleaning shop not involving bulk or commercial type plants
Dance, art, gymnastic or music studios or classes
Dry cleaning and laundry drop-off establishments
Funeral home
Hair, nail, tanning, and personal care services
Laundromat
Mail order house
Massage therapy
Messenger service
Newspaper or telegraphic service station
Parcel service

Photocopy, blueprint, and quick-sign services
Psychic or medium
Security services
Steam bath or bathhouse
Studio for an artist, photographer, sculptor or musician
Tattoo parlor
Taxidermists
Teaching of art, music, dancing or other artistic instruction
Urgent care or emergency medical offices
Veterinarian
Vocational trade or business school
Repair-Oriented:
Locksmith
Repair of appliances, bicycles, canvas products, clocks, computers, guns, furniture, jewelry, musical instruments, office equipment, radios, shoes, small engines under 5 horsepower, televisions, and watches
Plumbing, heating, electrical and air conditioning sales and repair
Tailors, milliners, and upholsterers



Industrial Compatible Detailed Uses

5.1.5.A. Light Industrial Service

Characteristics: Firms engaged in the manufacture of consumer machinery, equipment, and appliances, or separate retail outlets. Contractors are located off-site. Few customers, especially those who are on-site.

Principal Uses

Book binding and tooling
 Building, heating, plumbing or electrical contractor's shop or storage yard
 Button manufacturing
 Catering establishment, large-scale
 Cleaning and dyeing of garments and rugs
 Clothing or textile manufacturing
 Electric motor repair
 Exterminator
 Fuel storage, above ground*
 Janitorial and building maintenance service
 Laboratory, research and experimental
 Laundry, dry-cleaning, and carpet cleaning plant
 Manufacture of clocks, medical, dental and drafting instruments, games and toys, millenary products, musical instruments, signs, small electrical or electronic apparatus, watches, and other precision instruments
 Movie production facility
 Optical goods manufacture
 Printing, publishing and engraving
 Vehicle and equipment maintenance facility
 Welding, machine, and tool repair shop

5.1.5.B. Warehouse and Freight Movement

Characteristics: Firms involved in the storage and distribution of goods are generally delivered to other firms

Principal Uses

Bus barn
 Coal and coke storage and sales
 Food locker
 Household moving and general freight storage
 Lumber yard or other building material establishment that sells primarily to contractors and does not have a retail orientation
 Milk distributing station, no bottling
 Produce and storage warehouse
 Stockpiling of sand, gravel, or other aggregate materials
 Truck or transfer terminal, freight
 Warehouse used for storage of retail goods

5.1.5.D. Wholesale Trade

Characteristics: Firms involved in the sale of goods to other commercial businesses only. The uses are generally in the metropolitan areas. Businesses may or may not be permitted. Products may be picked up or delivered.

Principal Uses

Building materials storage and sales
 Farm equipment and machinery sales and repair
 Earth moving and heavy construction equipment sales and repair
 Greenhouse, wholesale
 Truck sales and repair (heavy load vehicles)

5.1.4.I. Vehicle Sales and Service

Characteristics: Direct sales of and services for new and used consumer motor vehicles such as motor vehicles, trucks, and trailers. Service, General involve services provided to customers leaving a vehicle on-site for repair or maintenance.

Principal Uses

Alignment shop
 Auto body shop
 Auto detailing
 Auto rental
 Auto service facilities
 Auto upholstery shop
 Bicycle and watercraft rental
 Boat and recreational vehicle sales
 Camper shell sales and service
 Car wash, hand-operated or automated
 Fuel sales
 Manufactured home sales
 Repair and service of RVs, boats, and light and medium trucks
 Tire sales and service
 Towing service
 Vehicle sales or leasing facilities (including passenger vehicles, motorcycles and light and medium trucks)
 Vehicle service, limited



Summary and Recommendation

- The two new districts protect public health, safety and welfare in hazardous areas by:
 - Not permitting certain high intensity uses
 - Limit intensity of uses per Navy Guidelines.
- A wide variety of uses are permitted in the two districts.
- Planning Commission recommendation approval.
- Staff Recommendation – approval not including billboards in the Industrial Compatible District.



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