

ZONING REPORT

Case No.: 0313-01
 HTE No. 13-10000003

Planning Commission Hearing Date: April 23, 2014

Applicant & Legal Description	<p>Applicant/Owner: Thomas Petroleum, LLC Legal Description/Location: Lot 1, Block 1, Thomas Petroleum Subdivision, located on the south side of State Highway 44, approximately 670 feet east of South Clarkwood Road.</p>				
Zoning Request	<p>Request: Special Permit Time Extension Area: 9.74 acres Purpose of Request: To extend the expiration date of the Special Permit for an additional 2 years.</p>				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Light Industrial	
	<i>North</i>	"RS-6" Single-Family 6	State Highway 44	State Highway 44	
	<i>South</i>	"RS-6" Single-Family 6	Vacant	Light Industrial	
	<i>East</i>	"IL" Light Industrial	Drainage Corridor	Drainage Corridor	
	<i>West</i>	"RS-6" Single-Family 6	Vacant & Low Density Residential	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 change of zoning to the "IL/SP" Light Industrial District with a Special Permit did not result in a change to the adopted Future Land Use Map, but the proposed heavy industrial use is not consistent with the plan. Map No.: 058043 & 057043 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,000 feet of frontage along State Highway 44, which is an "F1" Freeway/Expressway and designated scenic corridor. The property is located approximately 670 feet east of South Clarkwood Road, which is an "A3" Primary Arterial Divided.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	SH 44	"F1" Freeway/Expressway	400' ROW varies paved	326' ROW 160' paved	15,788 E 12,589 W (2007)

Staff Summary:

Requested:

The purpose of the request is to extend the time limit of the Special Permit for an additional 2 years. Construction projects for Thomas Petroleum are behind schedule, therefore affecting construction submittals for the subject development.

Department Comments:

- The applicant is requesting a time extension for the Special Permit that was issued on May 28, 2013. It has been almost one year since the approval and there has been no action on the Special Permit. Therefore, a time extension is needed in order for the Special Permit to remain valid.
- The original application for a Special Permit was for the use of the property for a tank farm housing lubricants and fuel.
- The Special Permit allowed a year and staff is recommending a one year extension. Within this time frame, the applicant will have ample time to submit for construction permits.

Staff Recommendation:

Approval of the requested Special Permit time extension for an additional one year.

Public Notification	Number of Notices Mailed – 6 within 200' notification area; 12 outside notification area
	<u>As of April 16, 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. Extension request letter
 2. Location Map (Existing Zoning & Notice Area)
 3. Site Plan



April 4, 2014

Mr. Barney Williams, P.E.
Interim Director of Development Services
City of Corpus Christi
2406 Leopard St.
Corpus Christi, TX 78408

Re: Lot 1, Thomas Petroleum Subdivision, C. L. Thomas

Dear Mr. Williams,

Due to falling behind on our construction projects, we would like to request an extension to the rezoning permit for the above referenced project.

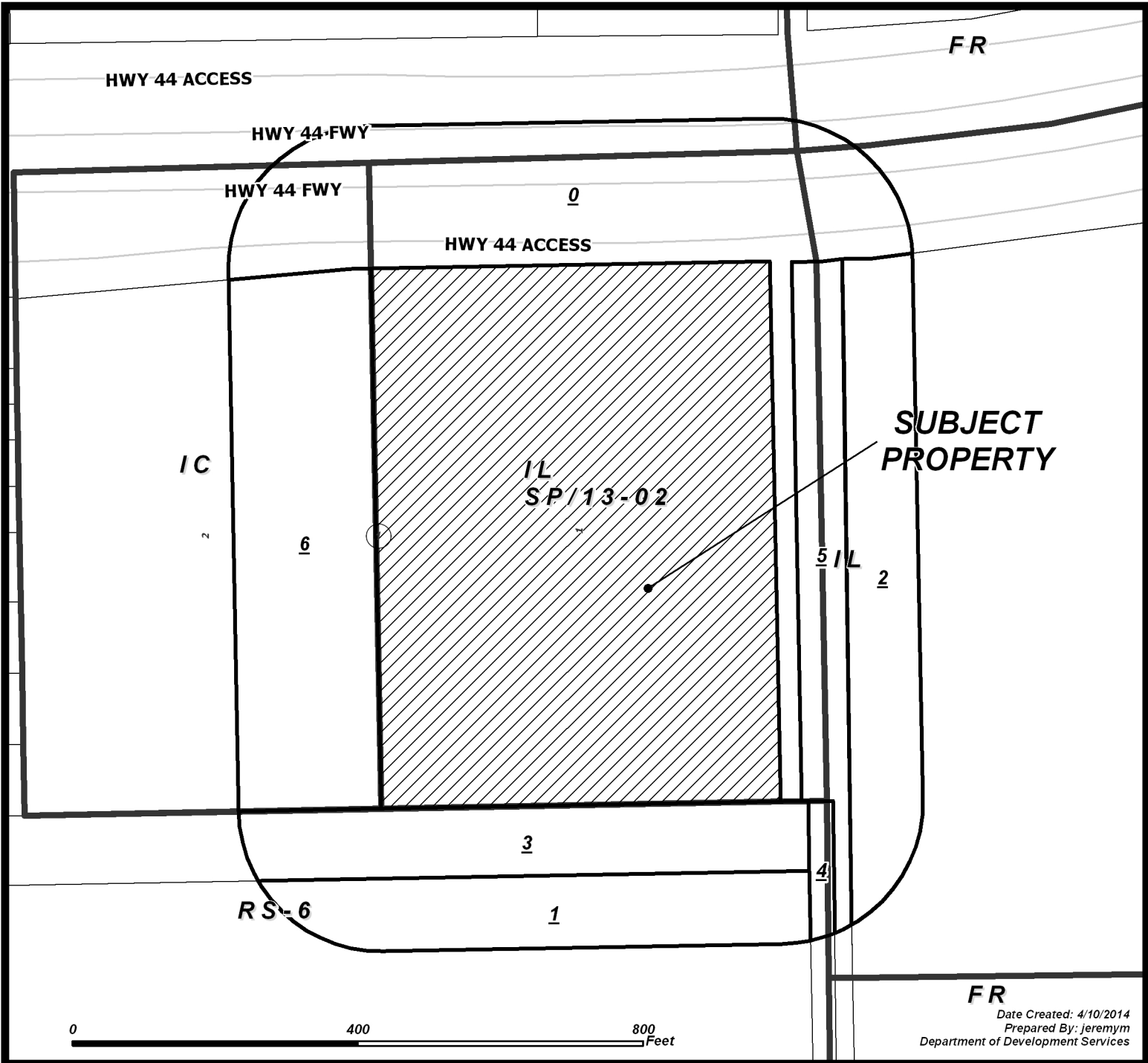
We respectfully request that a 2 year extension be granted.

Regards,

A handwritten signature in blue ink that reads "Shawn Brooke".

Shawn Brooke
Director of Construction
(361) 572-2815

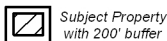
Cc: Annika Gunning
Cc: Murray Bass, JR.



FR
Date Created: 4/10/2014
Prepared By: jeremym
Department of Development Services

CASE: 0313-01 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		



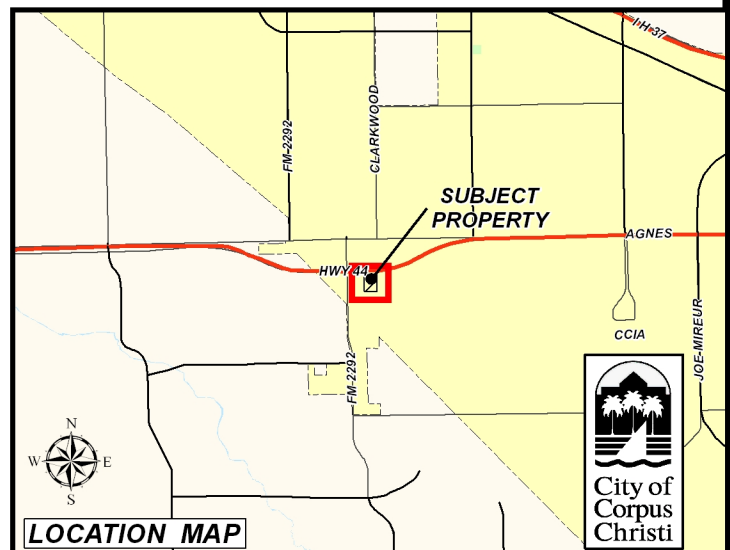
Subject Property with 200' buffer



Owners in favor

4 Owners within 200' listed on attached ownership table

X Owners in opposition



STATE HIGHWAY 44

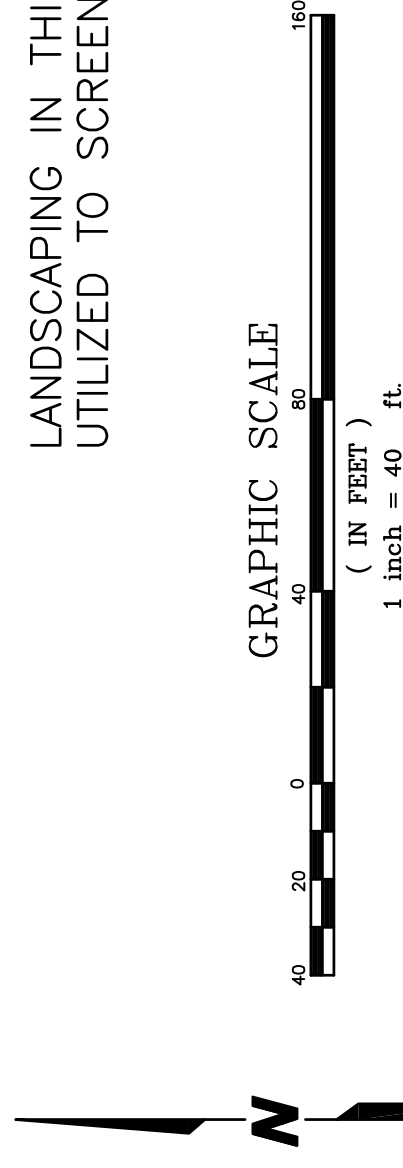
471.50'

N88°55'14"E

588.54'

N84°52'13"E

LANDSCAPING IN THIS AREA- CANOPY TREES TO BE UTILIZED TO SCREEN FACILITY FROM TRAFFIC ON SH 44



T 9
EY E.
2002679
N.C.T.

T 10
ES J.
-2933
C.T.

T 11
S J.
14-03
T

T 11-A
A R.
1039194
.C.T.

T 12-A
DZA M.
0435-97
N.C.T.

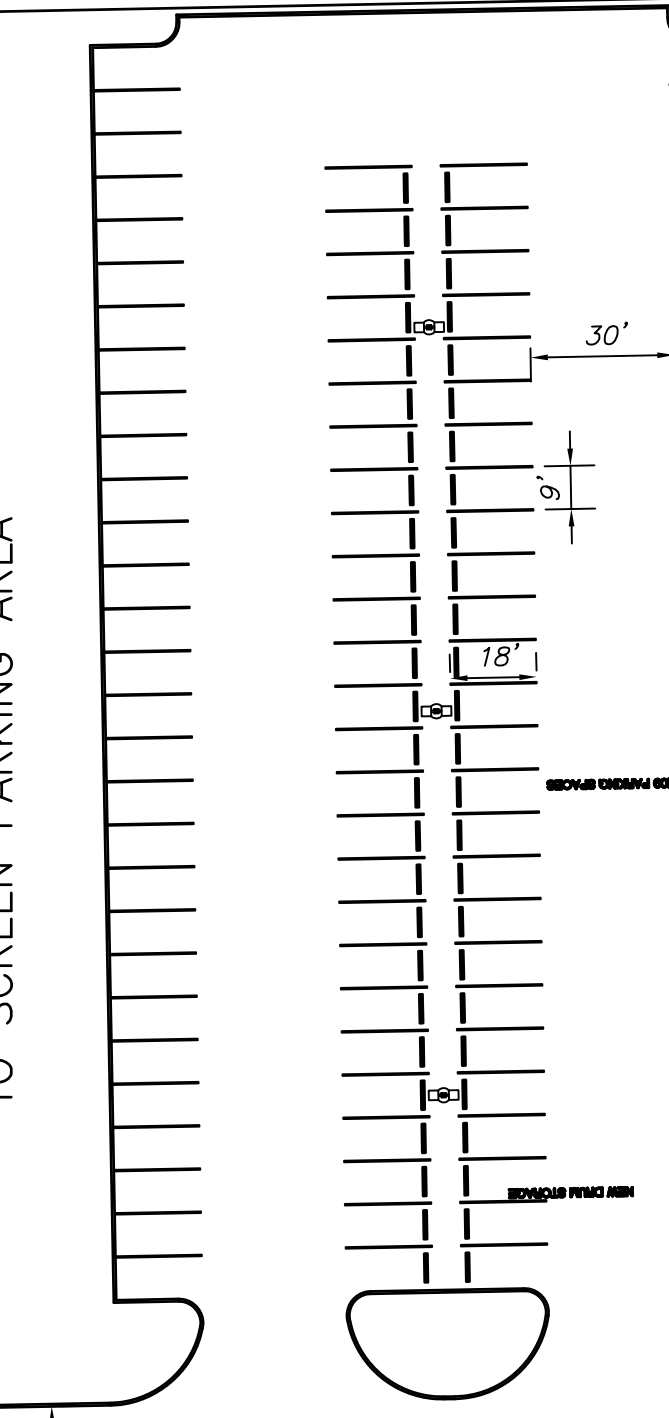
T 13
HO S.
6025828
.C.T.

T 13
A E.
0095-42
C.T.

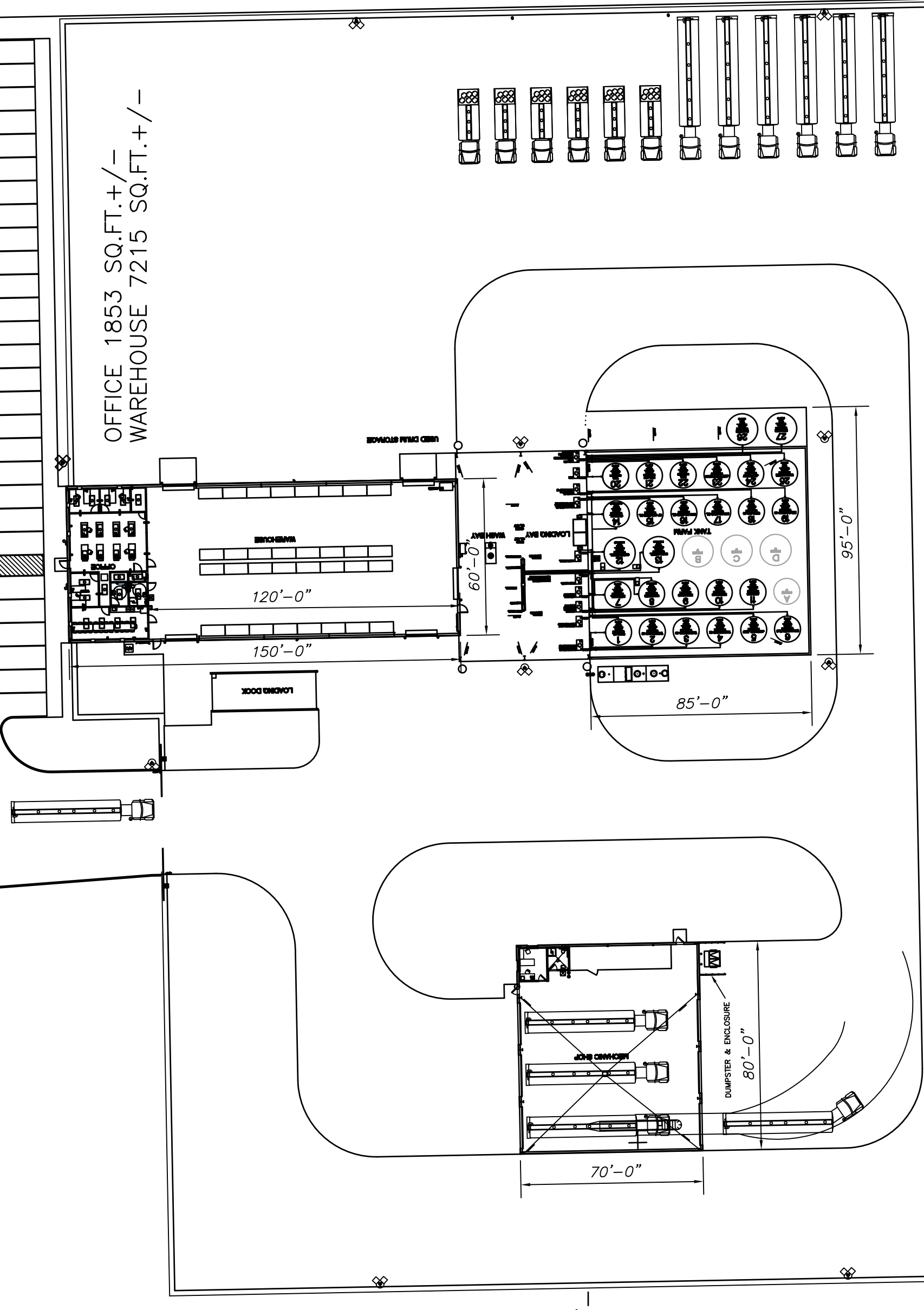
T 14
RNEST
9455-1
C.T.

T 15-A
OUIDA
9455-1
N.C.T.

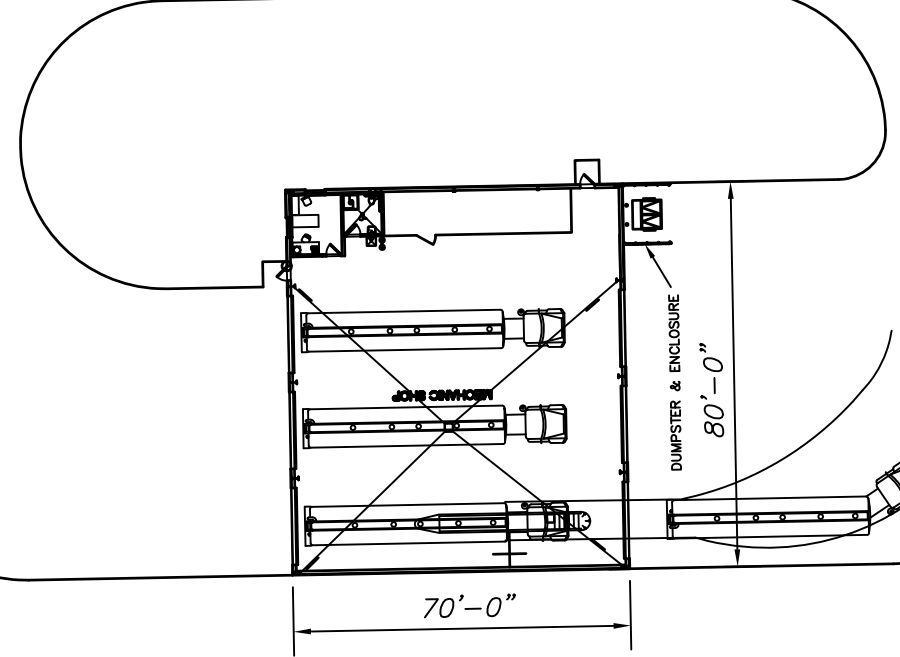
LANDSCAPE AREA MIN. 5' WIDE TO SCREEN PARKING AREA



OFFICE 1853 SQ.FT.+/-
WAREHOUSE 7215 SQ.FT.+/-



SHOP 5638 SQ.FT.+/-



AREA LIGHTING TO BE SHIELDED SO THERE WILL BE NO LIGHT SPILLAGE ONTO ADJOINING RESIDENTIAL PROPERTY

6' TALL SCREENING FENCE

SITE DRAINAGE: DRAINAGE WILL BE ADDRESSED DURING THE PLATTING AND BUILDING PERMITTING PROCESSES.

S1°07'13"E

757.57'

1060.03'

S88°55'09"W

DRAINAGE DITCH

BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
ENGINEERING FIRM REGISTRATION NO. F-52
SURVEYING FIRM REGISTRATION NO. 10027-00
CORPUS CHRISTI, TEXAS

SITE PLAN
THOMAS PETROLEUM
STATE HIGHWAY 44

DATE: 3-1-2013
SCALE: 1"=40'
JOB NO.: 12090
DESIGN BY: MB JR
DRAWN BY: WF
SURVEYED BY: AM
COMP. FILE: Msp-Scalad
FIELD BK. NO:

SHEET NO.
1
OF 1 SHEETS