

CITY COUNCIL ZONING REPORT

Case No.: 0713-06
 HTE No. 13-10000022

Planning Commission Hearing Date: July 31, 2013

Applicant & Legal Description	<p>Applicant/Representative: Bay Area Self Storage of Corpus Christi Manager, LLC Owner: Bay Area Self Storage of Corpus Christi, LLC Legal Description/Location: Being a 4.29-acre tract of land out of Lot 21A, Block 2, Windbrook Unit 2, located along the west side of Rodd Field Road, approximately 135 feet north of Cano Lane.</p>				
Zoning Request	<p>From: "IL" Light Industrial District To: "CG-2" General Commercial District Area: 4.29 acres Purpose of Request: To allow construction of two additional storage buildings and bring the existing structures into conformity with the Unified Development Code (UDC).</p>				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	<i>Site</i>	"IL" Light Industrial	Commercial	Commercial	
	<i>North</i>	"IL" Light Industrial	Vacant & Light Industrial	Commercial	
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
	<i>East</i>	"CG-2" General Commercial	Public Semi-Public & Commercial	Public Semi-Public & Commercial	
	<i>West</i>	"IL" Light Industrial	Public Semi-Public	Commercial	
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan. Map No.: 041033 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has 140 feet of frontage along Rodd Field Road, which is an "A3" Primary Arterial Divided street, and is approximately 135 feet north of Cano Lane, which is a local residential street.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Rodd Field Rd.	"A3" Primary Arterial Divided	130' ROW 79' paved	120' ROW 68' paved	9,901 (2010 ADT)

Staff Summary:

Requested Zoning: The applicant is requesting to rezone the subject property from the “IL” Light Industrial District to the “CG-2” General Commercial District to allow construction of two mini-storage buildings at the required setbacks of the “CG-2” District, which are less restrictive than those required of the “IL” District. The purpose of this rezoning is also to bring the existing structures into conformity with the Unified Development Code (UDC).

Development Plan: The applicant operates an existing mini-storage facility and proposes to construct two additional mini-storage buildings on the property at a distance of 25 feet from the southern property line where the subject property abuts a single-family zoning district. The applicant will have to setback 25 feet from the southern property line because a 25-foot wide AEP electrical easement is located along that property line. The existing “IL” District requires a 40-foot wide setback when adjacent to a residential district. The location of the proposed buildings at 25 feet from the southern property line does not meet this 40-foot setback requirement. If the “CG-2” District is approved, the 40-foot setback would not be required; instead a 10-foot wide buffer yard and 15 buffer points would be required. The area within the 25-foot wide electrical easement will serve as a buffer yard between the subject property and the adjacent single-family neighborhood.

The applicant’s mini-storage facility also has two existing buildings located 25 feet from the southern property line encroaching into the required 40-foot wide setback. When the existing buildings were constructed under the former Zoning Ordinance, a 40-foot wide setback was not required between residential and industrial zoning districts. When the UDC was adopted, the 40-foot setback became a requirement which made the existing structures nonconforming. Rezoning the subject property to the “CG-2” District will bring the existing buildings into conformity with the UDC.

Existing Land Uses & Zoning: North of the subject property is an access road to an AEP substation and a facility with commercial and light industrial uses zoned “IL” Light Industrial District. East of the subject property is a bar and a fire station zoned “CG-2” General Commercial District. South of the subject property are single-family dwellings zoned “RS-6” Single-Family 6 District. West of the subject property is an AEP substation zoned “IL” Light Industrial 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 Consistency: The subject property is located within the boundaries of the Southside Area Development Plan. The proposed rezoning to the “CG-2” General Commercial District is consistent with the adopted Future Land Use Plan designation as commercial.

Plat Status: The subject property is currently platted.

Department Comments:

- The existing and proposed use is a commercial use and a 40-foot setback is not a necessary buffer between residential and commercial self-service storage uses.
- The rezoning is consistent with the adopted Future Land Use Plan. Future commercial uses are more compatible with the surrounding residential properties than future industrial uses.
- The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for commercial uses.

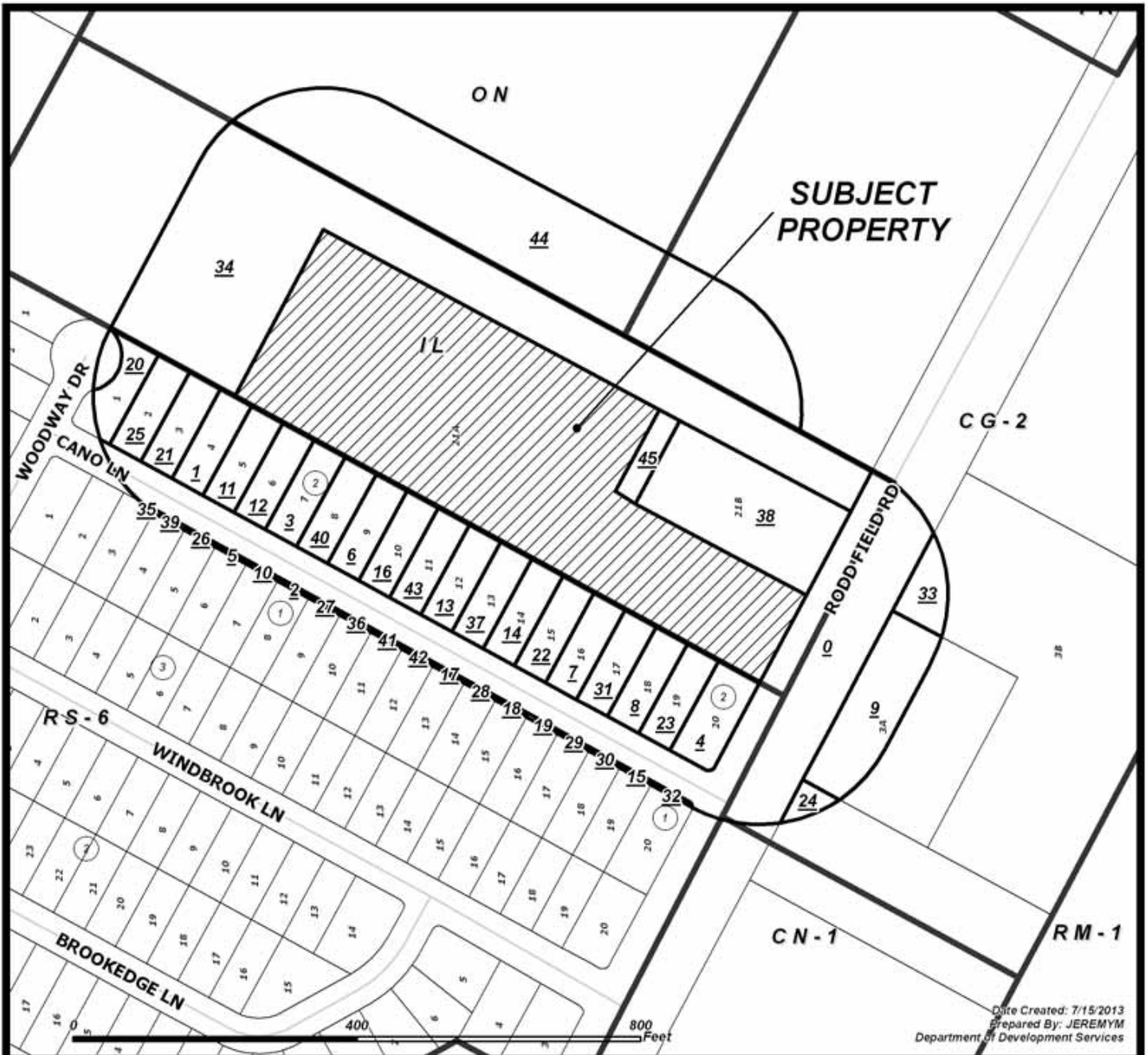
Planning Commission and Staff Recommendation (July 31, 2013)

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

Public Notification	Number of Notices Mailed – 47 within 200’ notification area; 5 outside notification area
	<u>As of August 1, 2013:</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:

- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan



Date Created: 7/15/2013
 Prepared By: JEREMYM
 Department of Development Services

CASE: 0713-06 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



LOT 8, SECTION 19
 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas

15' x 15' Guy
 Right-of-Way Easement

LOT 9, SECTION 19

Lot
 Line

Lot
 Line

LOT 21A
 NOTE: ALL LIGHT GRAY TYPE SET (GHOSTED) IS
 FUTURE PHASE 2 DEVELOPMENT INFORMATION.
 THESE AREAS WILL NOT BE PART OF THIS CONTRACT.

Proposed Building

Proposed Building

25' Wide C.P.L. Electrical Easement

CALICHE PAD

BUILDING C/F
 F.F.=18.20

LOT 21B
 BUILDING B
 F.F.=18.20

BUILDING E
 F.F.=18.20

BUILDING A
 F.F.=18.20



LEGEND
 F.F. FINISHED FLOOR
 C.B. CURB BREAK
 U.E. UTILITY EASEMENT

Cano Lane

EXHIBIT B - SITE PLAN

GENERAL NOTES:
 1. ALL CONSTRUCTION AND MATERIALS SHALL BE