



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of August 27, 2013
Second Reading Ordinance for the City Council Meeting of September 10, 2013

DATE: August 1, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
MarkVV@cctexas.com
(361) 826-3246

**Rezoning from Light Industrial to General Commercial by
Bay Area Self Storage of Corpus Christi Manager, LLC
Property Address: 2317 Rodd Field Road**

CAPTION:

Case No. 0713-06 Bay Area Self Storage of Corpus Christi Manager, LLC: A change of zoning from the "IL" Light Industrial District to the "CG-2" General Commercial District, not resulting in a change to the adopted Future Land Use Plan. The property is described as 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.

PURPOSE:

The purpose of this item is to rezone the property to allow construction of additional commercial buildings and bring the existing structures into conformity with the Unified Development Code (UDC).

RECOMMENDATION:

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.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, Bay Area Self Storage of Corpus Christi, Manager, LLC, is proposing a rezoning from the "IL" Light Industrial District to the "CG-2" General Commercial District to reduce the side and rear yard setback requirements which will allow the construction of two additional buildings to the existing mini-storage facility and bring the existing structures into conformity with the Unified

Development Code (UDC) setback requirements. When the UDC was adopted, a 40-foot setback became a requirement when an “IL” District is adjacent to a residential district as a way to better protect the residential uses from industrial uses. The existing mini-storage facility is a commercial use and a 40-foot setback from the residential uses is not necessary. Rezoning the subject property to the “CG-2” District will reduce the setback requirements between the mini-storage facility and the residential uses to the south. The property to be rezoned is suitable for commercial uses and the proposed rezoning would not negatively impact the surrounding properties. Future commercial uses are more compatible with the adjacent residential properties than industrial uses.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Approval of a special permit; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The rezoning is consistent with the adopted Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2012-2013	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibits