

# PLANNING COMMISSION FINAL REPORT

Case No. 1215-02

HTE No. 15-10000063

Planning Commission Hearing Date: December 16, 2015

Applicant & Legal Description	<b>Applicant/Owner:</b> LWW Enterprises, LLC <b>Legal Description/Location:</b> Lot 14, Block 13, Central Wharf and Warehouse Company's Subdivision (commonly described as South Bluff), located on the north side of Laredo Street between South Staples Street and King Street.			
Zoning Request	<b>From:</b> "RM-3" Multifamily 3 District <b>To:</b> "CI" Intensive Commercial District <b>Area:</b> 0.1722 acres <b>Purpose of Request:</b> To allow construction of a showroom for an existing office supply business.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	Site	"RM-3" Multifamily 3	Vacant	Medium Density Residential
	North	"CI" Intensive Commercial	Vacant	Medium Density Residential
	South	"RM-3" Multifamily 3	Medium Density Residential	Mixed Use/Medium Density Residential
	East	"RM-3" Multifamily 3	Low Density Residential	Medium Density Residential
	West	"CI" Intensive Commercial	Vacant	Medium Density Residential
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the plan area boundaries of the Central Business Development Plan. The Future Land Use Map designates the subject property for medium density residential uses. The proposed rezoning to the "CI" Intensive Commercial District is not consistent with the adopted Future Land Use Map. <b>Map No.:</b> 045044 <b>Zoning Violations:</b> None			
Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 50 feet of street frontage along Laredo Street, which is designated as an A2 Secondary Arterial street. The maximum desirable average daily trips for an A2 Secondary Arterial street is 20,000 to 32,000 trips.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Laredo Street	"A2" Secondary Arterial	100' ROW 54' paved	60' ROW 40' paved	1,354 ADT

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RM-3" Multifamily 3 District to the "CI" Intensive Commercial District to allow construction of an additional showroom.

**Development Plan:** The applicant intends to construct a parking lot and in the future, additional showroom space. The showroom space is to support the retail sales facility, A & W Office Supply facility, located at the intersection of South Staples Street and Laredo Street. The future structure is envisioned to range between 3,000 and 4,000 square feet. The subject property has a dilapidated structure on the property that is planned to be demolished.

The A & W Office Supply showroom is located at 222 South Staples and two additional ancillary showrooms are located at 1014 and 1018 Laredo Street.

**Existing Land Uses & Zoning:** The property to the north of the subject property is vacant and is zoned "CI" Intensive Commercial. To the south across Laredo Street consists of multifamily dwellings in the "RM-3" Multifamily 3 District. East of the subject property is a single family dwelling in the "RM-3" Multifamily 3 District, and to the west is a commercial business (A & W Office Supply) in the "CI" Intensive Commercial District.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The subject property is comprised of a single platted lot.

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is located within the boundaries of the Central Business Development Plan (ADP). The proposed rezoning to the "CI" Intensive Commercial District is not consistent with the adopted Future Land Use Map's designation of the property as medium density residential, however, approval of the change in zoning may further several goals and policies contained in the ADP and the Comprehensive Plan.

The following are pertinent policies of the Comprehensive Plan and the ADP that warrant consideration.

- Infill development should be encouraged on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement h).
- Business areas that feature mixed office use and retail activities should be encouraged (Comprehensive Plan, Commercial Policy Statement a).

- Expansion of commercial uses into or within residential areas may be permitted only if such expansion maintains or improves the residential desirability of the impacted neighborhood (Comprehensive Plan, Commercial Policy Statement d).

**Department Comments:**

- Existing conditions imply an adjustment to the Future Land Use Map to designate the subject property for commercial uses may be appropriate.
- The rezoning of the property and the subsequent development thereof furthers policies pertaining to infill development.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- Commercial uses are appropriately located along an arterial roadway.
- The proposed rezoning would not alter the character of the immediate vicinity.
- The proposed rezoning would not negatively impact the surrounding residential properties.

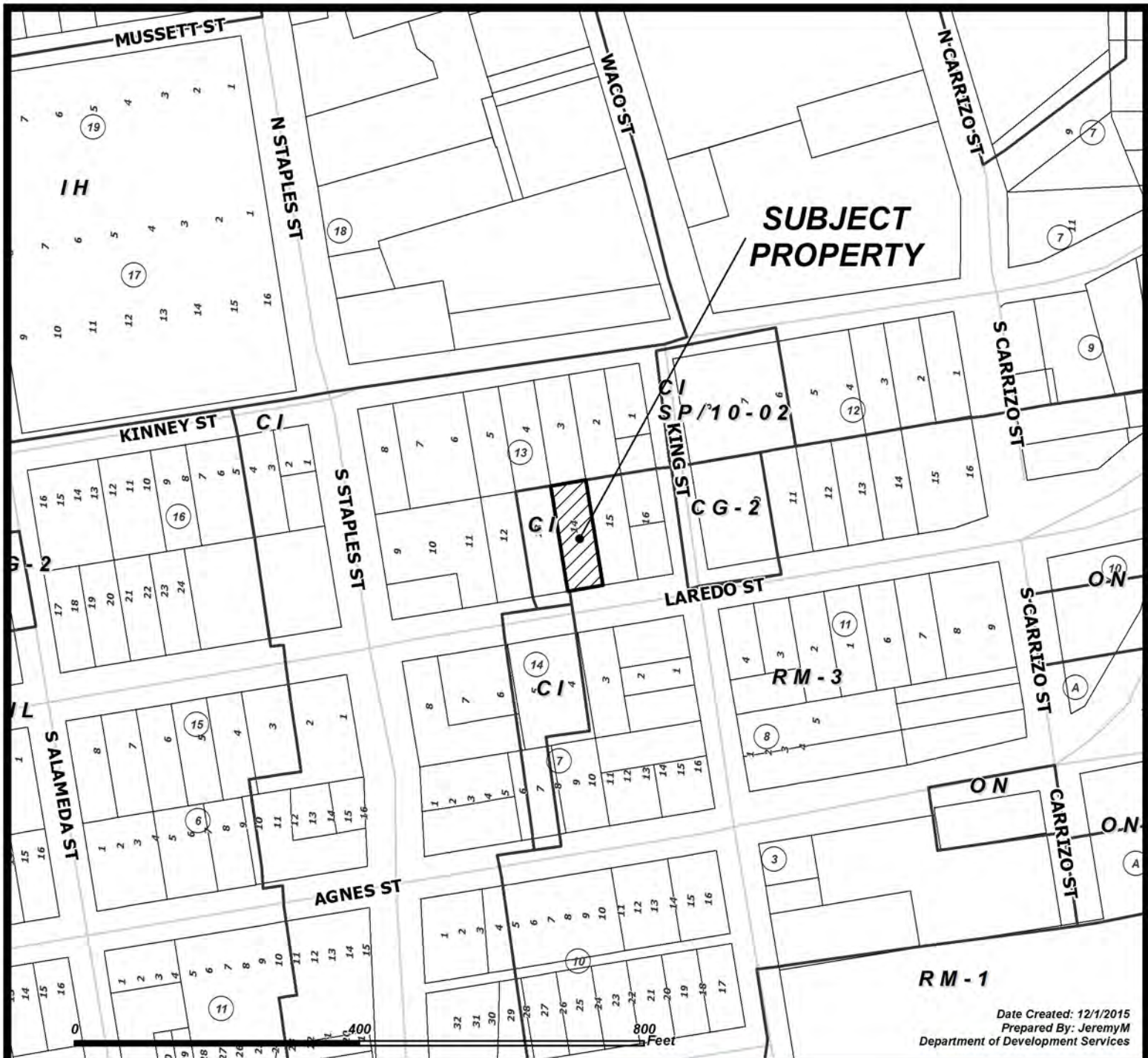
**Planning Commission and Staff Recommendation:**

Approval of the change of zoning from the "RM-3" Multifamily 3 District to the "CI" Intensive Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 24 within 200-foot notification area 3 outside notification area	
	<b><u>As of December 17, 2015:</u></b>	
	In Favor	– 9 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

**Attachments:**

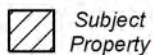
1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received (if any)



Date Created: 12/1/2015  
Prepared By: Jeremy M  
Department of Development Services

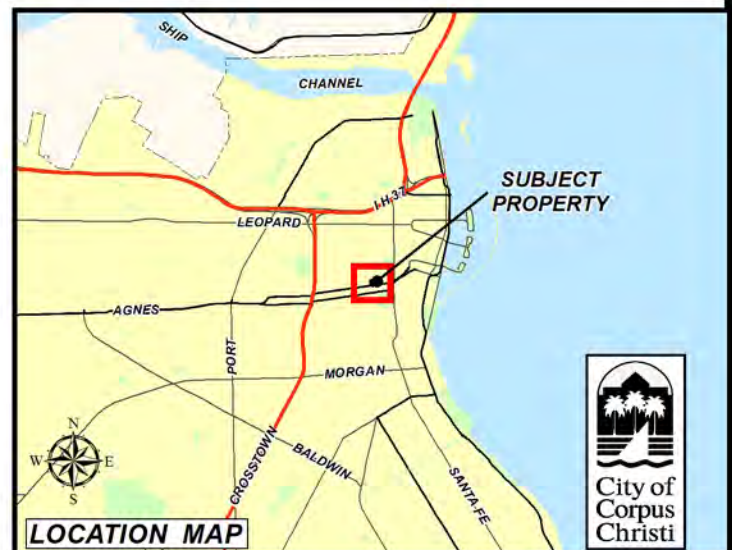
## CASE: 1215-02

### SUBJECT PROPERTY WITH ZONING



Subject Property

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
CN-1 Neighborhood Commercial	RS-10 Single-Family 10
CN-2 Neighborhood Commercial	RS-6 Single-Family 6
CR-1 Resort Commercial	RS-4.5 Single-Family 4.5
CR-2 Resort Commercial	RS-TF Two-Family
CG-1 General Commercial	RS-15 Single-Family 15
CG-2 General Commercial	RE Residential Estate
CI Intensive Commercial	RS-TH Townhouse
CBD Downtown Commercial	SP Special Permit
CR-3 Resort Commercial	RV Recreational Vehicle Park
FR Farm Rural	RMH Manufactured Home
H Historic Overlay	
BP Business Park	





Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469-9277  
(361) 826-3240  
Located at 2406 Leopard Street

# REZONING APPLICATION

Office Use Only

Case No.: 1215-02 Map No.: 045044

PC Hearing Date: 12/16/15 Proj.Mgr: \_\_\_\_\_

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street  
Hearing Time: 5:30 p.m.

**\* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.  
\* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

1. Applicant: LWW, LLC Contact Person: Wes Wittner  
Mailing Address: P. O. Box 2605  
City: Corpus Christi State: TX ZIP: 78403 Phone: (361) 883-6784  
E-mail: [REDACTED] Cell: (361) 877-9732

2. Property Owner(s): LLW, LLC Contact Person: Wes Wittner  
Mailing Address: P. O. Box 2605  
City: Corpus Christi State: TX ZIP: 78403 Phone: (361) 883-6784  
E-mail: [REDACTED] Cell: (361) 877-9732

3. Subject Property Address: 1010 Laredo Street Area of Request (SF/aces): 0.1722  
Current Zoning & Use: single family RM-3 Proposed Zoning & Use: CI commercial warehouse  
12-Digit Nueces County Tax ID: 8161 - 0013 - 0140  
Subdivision Name: South Bluff Block: 13 Lot(s): 14  
Legal Description if not platted: \_\_\_\_\_

4. **Submission Requirements** *(By Phone)*  
☒ Early Assistance Meeting: Date Held 11/10/15 with City Staff Annika Yankee  
☐ Land Use Statement ☐ Disclosure of Interest ☐ Copy of Warranty Deed  
IF APPLICABLE:  
☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit  
☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization  
☐ Appointment of Agent Form if landowner is not signing this form

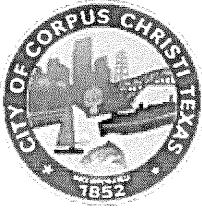
I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

[Signature]  
Owner or Agent's Signature  
Wes Wittner  
Owner or Agent's Printed Name

[Signature]  
Applicant's Signature  
Wes Wittner  
Applicant's Printed Name

Office Use Only: Date Received: 11-18-15 Received By: BKP ADP: CB  
Rezoning Fee: 1107.50 + PUD Fee 0 + Sign Fee 10.00 = Total Fee 1117.50  
No. Signs Required 1 @ \$10/sign Sign Posting Date: \_\_\_\_\_





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Legal Description if not platted: \_\_\_\_\_

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I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s), and the information provided is accurate.

Owner or Agent's Signature

Wes Wittner Leslie Wittner

Owner or Agent's Printed Name

Applicant's Signature

Wes Wittner Leslie Wittner

Applicant's Printed Name

Office Use Only: Date Received: 11-18-15 Received By: BKP ADP: CBRezoning Fee: 1107.50 + PUD Fee 0 + Sign Fee 1000 = Total Fee 1117.50No. Signs Required 1 @ \$10/sign Sign Posting Date: \_\_\_\_\_

## LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

A & W Office Supply intends to build a warehouse in the future on this property to store furniture paper, etc.  
3,000 to 4,000 square feet 30 x 100 x 14'  
Plans will be provided for permit when we are ready to build whs.

- \* A&W Office Supply has 14 employees in Corpus Christi.
- \* We have a showroom floor at 222 S. Staples.
- \* We have 1 storage warehouse 1014 Laredo existing.
- \* We have 1 (4,000 square foot) storage whs 1018 Laredo existing.
- \* A&W hours are 8-5, Monday thru Friday.
- \* Existing structure will be demolished.
- \* Trip peak hour traffic 30-50 vehicles.
- \* A&W Office Supply provides office supplies and furniture to the south Texas area.

2. Identify the existing land uses adjoining the area of request:

North - vacant lot

South - dual 1 story apartments

East - single dwelling

West - warehouse



## DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: LWW, LLC

STREET: 222 S. Staples CITY: Corpus Christi ZIP: 78401

FIRM is: ☐ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☒ Other LLC

### DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Job Title and City Department (if known)

NA

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Title

NA

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Board, Commission, or Committee

NA

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Consultant

NA

### CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

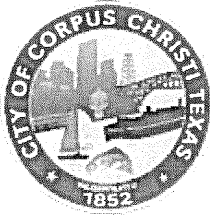
Certifying Person: Wes Wittner  
(Print Name)

Title: owner

Signature of Certifying Person: [Signature]

Date: \_\_\_\_\_





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Name

Consultant

NA

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Certifying Person: Wes Wittner Leslie Wittner Title: owner  
(Print Name)

Signature of Certifying Person: [Signature] Date: 11/18/15

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 1215-02**

LWW Enterprises, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-3" Multifamily 3 District to the "C1" Intensive Commercial District, resulting in a change to the Future Land Use Map from medium density residential to commercial uses. The applicant proposes to construct a 4,000 square foot warehouse to support A & W Office Supply. The property to be rezoned is described as:

**Lot 14, Block 13, South Bluff, located at 1010 Laredo Street between South Staples Street and King Street.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, December 16, 2015, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m. in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: ROBEN BONILLA  
Address: 2727 Morgan Avenue City/State: CORPUS CHRISTI, TX  
☒ IN FAVOR ( ) IN OPPOSITION Phone: 361-881-1000

REASON:



Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 9  
HTE# 15-10000063

Case No. 1215-02  
Project Manager: Dolores Wood

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Printed Name: George D. Shaffer  
Address: 4617 Nuecestown Rd. City/State: Corpus Christi, TX  
☒ IN FAVOR ( ) IN OPPOSITION Phone: 361-882-4673

REASON:



[Signature]  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 10  
HTE# 15-10000063

Case No. 1215-02  
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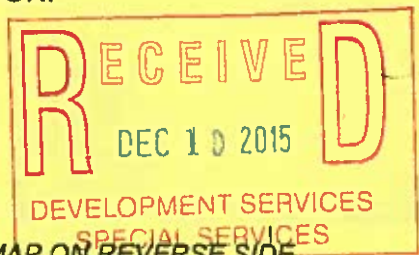
Printed Name: George D. Shaffer

Address: 4617 Nueces town Rd City/State: Corpus Christi, TX

(☒) IN FAVOR ( ) IN OPPOSITION

Phone: 361-882-4673

REASON:



George D. Shaffer  
Signature

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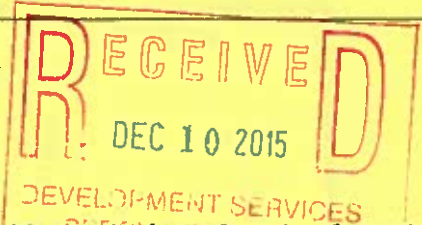
Property Owner ID: 24  
HTE# 15-10000063

Case No. 1215-02  
Project Manager: Dolores Wood

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Printed Name: WES WITNER

Address: 222 S. STAPLES

City/State: Corpus Christi TX 78401

☒ IN FAVOR      ( ) IN OPPOSITION

Phone: 361-883-6784

REASON:

NEED Room to EXPAND my Business.  
Also help Area look more appealing for other Business's.  
To come to this Area. Wes Witner  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID:  
HTE# 15-10000063

**Owner/Applicant  
Not included in tally**

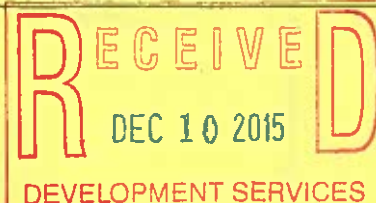
Case No. 1215-02  
Project Manager: Dolores Wood



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 1215-02**



**LWW Enterprises, LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-3" Multifamily 3 District** to the **"CI" Intensive Commercial District**, resulting in a change to the **Future Land Use Map from medium density residential to commercial uses.** The applicant proposes to construct a 4,000 square foot warehouse to support A & W Office Supply. The property to be rezoned is described as:

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Printed Name: Rhonda Glenn

Address: 222 S. Staples City/State: CC, TX

(X) IN FAVOR ( ) IN OPPOSITION Phone: 883-6784

REASON:

It should be re-zoned so it can be cleared  
up and no place for homeless people to go to

R. Glenn  
Signature



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Printed Name: Nicole Peterson

Address: 222 S. Staples City/State: CC, TX

☒ IN FAVOR ( ) IN OPPOSITION Phone: 883-6784

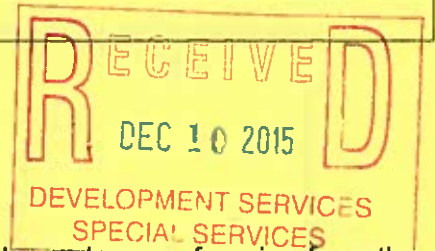
REASON: We need to make our block better

Signature

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Printed Name: John De la Rosa

Address: 222 S. Staples City/State: CC, TX

☒ IN FAVOR ( ) IN OPPOSITION Phone: 883-6784

REASON:

To make Our block and where I work aesthetically pleasing to our customers.

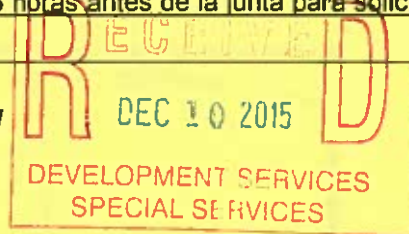
Signature John De la Rosa



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Printed Name: Helga K. Schneider

Address: 1006 Laredo St.

City/State: CC, TX 78401

☒ IN FAVOR      ( ) IN OPPOSITION

Phone: 361-883-3048

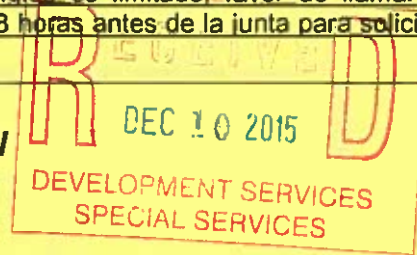
REASON:

Helga K. Schneider  
Signature

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Printed Name: Elfriede Khabunde

Address: 1006 Laredo St.

City/State: CC, Tx, 78401

☒ IN FAVOR      ( ) IN OPPOSITION

Phone: 361-883-3048

REASON:

H. H. Schneider

Signature

for Elfriede Khabunde

Helga Khabunde Schneider

SEE MAP ON REVERSE SIDE  
Property Owner ID: 17  
HTE# 15-10000063

Case No. 1215-02

Project Manager: Dolores Wood



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Printed Name: L. J. SCHNEIDER

Address: 1006 LAREDO ST <sup>CORPUS CHRISTI</sup> City/State: TX

☒ IN FAVOR      ( ) IN OPPOSITION      Phone: CELL 760 613 2695

REASON:

  
Signature

SEE MAP ON REVERSE SIDE

Property Owner ID: 2  
HTE# 15-10000063

Case No. 1215-02  
Project Manager: Dolores Wood