

STAFF REPORT

Case No. 0616-01
HTE No. 16-10000016

Planning Commission Hearing Date: June 1, 2016

Applicant & Legal Description	Applicant/Owner: Kitty Hawk Development, Ltd. Representatives: Wayne Lundquist Legal Description/Location: Being a 2.8 acre tract of land encompassing all of Lots 1 through 3, Block 10, Saratoga Place and a portion of Lots 4 through 9 and a portion of Lot 12, Block 10, Saratoga Place, located on the north side of Saratoga Boulevard (State Highway 357) and approximately 120 feet west of Ayers Street..			
Zoning Request	From: "CG-1" General Commercial District To: "IL" Light Industrial District Area: 2.8 acres Purpose of Request: To allow light industrial uses.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"CG-1" General Commercial	Vacant	Light Industrial
	North	"IL" Light Industrial	Public/Semi-Public & Vacant	Light Industrial
	South	"IL" Light Industrial	Commercial & Vacant	Light Industrial
	East	"CG-1" General Commercial	Public/Semi-Public	Public/Semi-Public
	West	"IL" Light Industrial	Commercial and Vacant	Light Industrial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Future Land Use Map and the Southside Area Development Plan. Map No.: 049036 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 400 feet of street frontage along Saratoga Boulevard, which is an "A3" Primary Arterial Divided street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Saratoga Boulevard	"A3" Primary Arterial Divided	130' ROW 79' paved	117' ROW 90' paved	23,092 ADT

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CG-1" General Commercial District to the "IL" Light Industrial District to allow the construction of a fencing company with outdoor storage.

Development Plan: The applicant is proposing a fencing company with a 5,000 square foot building and the remainder being outdoor storage. At a minimum, the Unified Development Code would require a 20-foot wide front yard on Saratoga Boulevard, a five-foot wide side yard and a 10 foot-wide rear yard. All outside storage shall be screened from public view in accordance with Section 7.4 of the Unified Development Code. A buffer yard of 10 feet with five landscaping points would be required along the property lines abutting the "CG-1" General Commercial District.

Existing Land Uses & Zoning: The subject property is vacant and zoned "CG-1" General Commercial and designated for future light industrial uses. North and west of the subject property is zoned "IL" Light Industrial and is vacant land designated for future light industrial uses. South of the subject property across Saratoga Boulevard is zoned "IL" Light Industrial, consisting of commercial and vacant land use with a designation for future light industrial uses. East of the subject property is zoned "CG-1" General Commercial and consists of vacant land designated for future public/semi-public uses.

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ) but is adjacent to a Cabaniss Field "CZ" Clear Zone.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is consistent with the Southside ADP and the adopted Future Land Use Plan's designation of the property as Light Industrial. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- Corpus Christi Policy Statements, Policy d. under Military Installations recommends: "The City Policies concerning areas adjacent to military airports should be consistent with Air Installation Compatibility Use Zones (AICUZ).
 - o The subject property is not directly under the abutting AICUZ Clear Zone however, the property is still very close and abuts an AICUZ Clear Zone. A

Clear Zone is the closest AICUZ to the end of the airport runway and was purchased by the City to prevent incompatible development.

- The NAS Corpus Christi Joint Land Use Study (JLUS) shows that the subject property is under an area identified as a proposed Military Compatibility Overlay (MCA) area.
 - o The JLUS recommended that the City create a zoning district that addresses appropriate uses that fall under four categories described as: Vertical Obstruction Zone; Light Subzone; Safety Subzone and a Noise Subzone.
 - o The JLUS also showed that the subject property is in a location that could affect not only Cabaniss Field operations but also Corpus Christi International Airport. The Corpus Christi International Airport concern at this location is any light sources from property that could interfere with pilot or airport control tower operations.
 - o In response to the JLUS, the City in 2012, created the “IC” Industrial Compatible District to provide a Light Industrial District that would prevent uses currently allowed in the “IL” Light Industrial District which could create a density of people of more than 50 persons per acre or which could interfere with Navy flight operations.

Plat Status: The subject property will need to be replatted.

Department Comments:

- The property is served by a six lane arterial street that is fully improved and capable of providing adequate service for the proposed light industrial use.
- The property is served by an existing eight-inch water line that runs along the entire Saratoga Boulevard frontage.
- The property does not have access to an existing wastewater line, however there is an existing 20 inch wastewater line at the northeast corner of Saratoga Boulevard and State Highway 286, approximately 175 feet from the Subject Property. The City will determine if there is capacity in the existing wastewater line to serve the subject property during the replatting process.
- The property is suitable for industrial uses in terms of location on an arterial street, and the availability of utility services.
- The property to be rezoned is consistent with the Future Land Use Plan’s designation of the property with light industrial use.
- It is staff’s opinion that the proposed “IL” District rezoning could negatively impact the surrounding properties (Cabaniss Field) by allowing uses that could congregate large groups of people, i.e. businesses with more than 50 persons per acre or allow uses that could interfere with flight operations.
- The recently created Industrial Compatible District would allow the applicant’s desired use and would also be consistent with Joint Land Use Study (JLUS) recommendations for protecting Navy flight operations at Cabaniss Field.

Staff Recommendation:

Denial of the change of zoning from the “CG-1” General Commercial District to the “IL” Light Industrial District and, in-lieu thereof, approval of the “IC” Industrial Compatible District.

Public Notification	Number of Notices Mailed – 8 within 200-foot notification area 3 outside notification area
	<u>As of May 25, 2016:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 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)



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.: 0616-02 Map No.: 047040

PC Hearing Date: June 1, 2016 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: Urban Engineering Contact Person: Xavier Galvan
Mailing Address 2725 Swantner Drive
City Corpus Christi State TX ZIP 78404 Phone: (361) 854-4187 ext. 217
E-mail: _____ Cell: (_____) _____

2. Property Owner(s): Coastal King, Ltd. Contact Person: Clinton Alley
Mailing Address 108 N. Mesquite Street
City Corpus Christi State TX ZIP 78401 Phone: (361) 882-4100
E-mail: _____ Cell: (_____) _____

3. Subject Property Address: 2100 Horne Road @ Crosstown Area of Request (SF/acres): 0.75 Acres
Current Zoning & Use: CN-1 (Vacant) Proposed Zoning & Use: CG-2 (Car Wash)
12-Digit Nueces County Tax ID: 7506 - 0004 - 0040
Subdivision Name: Roseland Place Block: 4 Lot(s): 4
Legal Description if not platted: _____

4. Submittal Requirements:
☒ Early Assistance Meeting: Date Held 5/3/16; with City Staff Dolores Wood
☒ 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.

Owner or Agent's Signature

Gary Hodge

Owner or Agent's Printed Name

Applicant's Signature

Xavier Galvan for Urban Engineering

Applicant's Printed Name

Office Use Only: Date Received: 5-8-16 Received By: BKP ADP: WS
Rezoning Fee: \$1107.50 + PUD Fee 0 + Sign Fee 20.00 = Total Fee \$1127.50
No. Signs Required 2 @ \$10/sign Sign Posting Date: _____



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

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Office Use Only

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Mailing Address: 2725 Swantner Drive
City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-4187 ext. 217
E-mail: xavierg@urbaneng.com Cell: (_____) _____

2. Property Owner(s): Coastal King, Ltd. Contact Person: Clinton Alley
Mailing Address: 108 N. Mesquite Street
City: Corpus Christi State: TX ZIP: 78401 Phone: (361) 882-4100
E-mail: cjalley1@gmail.com (Clinton Alley) Cell: (_____) _____

3. Subject Property Address: 2100 Horne Road @ Crosstown Area of Request (SF/aces): 0.75 Acres
Current Zoning & Use: CN-1 (Vacant) Proposed Zoning & Use: CG-2 (Car Wash)
12-Digit Nueces County Tax ID: 7506 - 0004 - 0040
Subdivision Name: Roseland Place Block: 4 Lot(s): 4
Legal Description if not platted: _____

4. Submittal Requirements:
☒ **Early Assistance Meeting:** Date Held 5/3/16; with City Staff Dolores Wood
☒ **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
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☒ 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.

Owner or Agent's Signature

Robert G. Hart, III

Owner or Agent's Printed Name

Applicant's Signature

Xavier Galvan for Urban Engineering

Applicant's Printed Name

Office Use Only: Date Received: _____ Received By: _____ ADP: _____

Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = Total Fee _____

No. Signs Required _____ @ \$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.

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

North - _____

South - _____

East - _____

West - _____



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: Gary Hodge

STREET: 108 N. Mesquite Street

CITY: Corpus Christi, Texas

ZIP: 78401

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

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)

N/A

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

N/A

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

N/A

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

N/A

CERTIFICATE

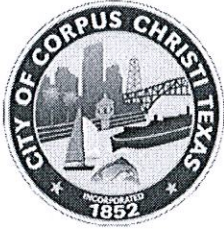
I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Gary Hodge
(Print Name)

Title: Managing Director

Signature of Certifying Person: _____

Date: 5.2.16



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NAME: Urban Engineering

STREET: 2725 Swantner Drive CITY: Corpus Christi, Texas ZIP: 78404

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Name Board, Commission, or Committee

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Name Consultant

N/A

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: Xavier Galvan
(Print Name)

Title: Project Manager / Senior Planning Tech

Signature of Certifying Person: _____

Date: 5-5-16



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Consultant

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CERTIFICATE

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Certifying Person: Robert G. Hart, III
(Print Name)

Title: Managing Owner

Signature of Certifying Person: _____

Date: 5.2.16