



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/25/21
Second Reading Ordinance for the City Council Meeting 06/08/21

DATE: April 27, 2021
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 4421 and 4427 Violet Road

CAPTION:

Zoning Case No. 0421-01, Steven Bernal, Rachel Garcia Pena, and Rick Kyle Caron: (District 1). Ordinance zoning a property located at or near 4421 and 4427 Violet Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

SUMMARY:

The purpose of the rezoning request is for the construction and operation of an automatic car wash.

BACKGROUND AND FINDINGS:

The subject property is 0.97 acres in size and is currently zoned "RS-6" Single-Family 6 District, consists of two single-family homes, and was annexed in 1962. To the north are various commercial developments including a hand-wash carwash, Whataburger, and a Stripes gas station zoned "CN-1" Neighborhood Commercial and "CG-1" General Commercial Districts. To the south is a McDonald's zoned "CG-2" General Commercial District. To the east is a HEB, and a single-family residential subdivision (church zoned "CN-1" Neighborhood Commercial and "CG-2" General Commercial Districts and a single-family residential subdivision (Jackson Place) zoned "RS-6" Single-Family 6 District. To the west are single-family residential homes.

Conformity to City Policy

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a mixed use. The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

Section 5.2.21 Car wash, Hand-Operated or Automated of the Unified Development Code has limitations on an automated car wash within the Neighborhood Commercial District:

- Outdoor lighting of the automated car wash use must abide by all requirements of Section 7.6 Outdoor Lighting.
- Noise generated by the automated car wash use must be compliant with Section 31-3 of the

Corpus Christi Code of Ordinances.

- The hours of operation of the automated car wash use shall be limited to between the hours of 7:00 am to 9:00 pm.

Public Input Process

Number of Notices Mailed
17 within 200-foot notification area
7 outside notification area

As of April 27, 2021:

In Favor	In Opposition
1 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Commission Recommendation

Planning Commission recommended approval of the zoning to the "CN-1" Neighborhood Commercial District on March 31, 2021.

ALTERNATIVES:

1. Denial of the zoning to the "CN-1" Neighborhood Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Vote Count:

For:	9
Opposed:	0
Absent:	0
Abstained:	0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report