

STAFF REPORT

Case No. 0617-03
 INFOR No. 17ZN1021

Planning Commission Hearing Date: July 26, 2017

| | | | |
|--|---|--------------------------|----------------------------|
| Applicant & Legal Description | <p>Owner: CC Ventures Equities IV, LP Applicant/Representative: Saquib Ahmed Location Address: 6802 Weber Road Legal Description: Being the west 170 feet of Foxwood Estates Phase III, Block 11, Lot 2, located along the east side of Weber Road, north of Bratton Road, and south of Saratoga Boulevard.</p> | | |
| Zoning Request | <p>From: "CN-1" Neighborhood Commercial District To: "CG-2" General Commercial District Area: 1.47 acres Purpose of Request: To allow for the construction of an Express Tunnel Car Wash on the western portion of the property fronting Weber Road and retain the Neighborhood Commercial on the eastern portion of the property to act as a zoning buffer.</p> | | |
| Existing Zoning and Land Uses | Existing Zoning District | Existing Land Use | Future Land Use |
| <i>Site</i> | "CN-1" Neighborhood Commercial District | Vacant | Commercial |
| <i>North</i> | "CG-2" General Commercial | Commercial | Commercial |
| <i>South</i> | "CN-1" Neighborhood Commercial | Commercial | Commercial |
| <i>East</i> | "RS-6" Single-Family 6 | Low Density Residential | Medium Density Residential |
| <i>West</i> | "IL" Light Industrial | Commercial | 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 Map and Southside ADP. Map No.: 047034 Zoning Violations: None</p> | | |
| Transportation | <p>Transportation and Circulation: The subject property has approximately 215 feet of street frontage along Weber Road which is designated as an "A3" Primary Arterial Divided Street.</p> | | |

| Street R.O.W. | Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume |
|------------------|------------|--------------------------------------|-----------------------|-----------------------|-------------------------|
| | Weber Road | "A3" Primary Arterial | 130' ROW 79' paved | 100' ROW 65' paved | 11,455 ADT (2014) |

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District to allow for the construction of an Express Tunnel Carwash on the western portion of the property fronting Weber Road and retain the Neighborhood Commercial on the eastern portion of the property to act as a zoning buffer. The Neighborhood Commercial District portion would be developed as retail space for lease.

Development Plan: The subject property is comprised of 1.47 acres and is proposed to be an Express Tunnel Carwash fronting Weber Road with a 15,000 sf. leased retail building adjacent to the abutting residential use.

Existing Land Uses & Zoning: The subject property is currently zoned "CN-1" Neighborhood Commercial District and is vacant land. To the east is Summer Wind Village subdivision with single-family residences zoned "RS-6" Single-Family 6 District. The subdivision was platted in 2013. To the north, rezoning cases occurred in 1981 to "CG-2" General Commercial District and is operating as a self-storage facility. To the south is a convenience store with fuel sales and is zoned "CN-1" Neighborhood Commercial District, which was rezoned in 2005. To the east, across Weber Road is "IL" Light Industrial District, rezoned in 1982, with uses that include a pest control center and gym/recreational facility.

AICUZ: The subject property is located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ). It is located in the APZ-2 zone. It meets the compatibility requirement of SLCUM 55 in and APZ-2 zone as outlined in the Unified Development Code. The Airport Operations Manager confirmed the use is appropriate.

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial is consistent with the Future Land Use Map and with the following policies of the Southside ADP and PlanCC:

- High-intensity commercial and industrial areas should be buffered to provide transition from low-density residential areas through the existence of: A) Main roads; B) Public and institutional buildings; C) Open space; D) Scale of design; and E) Other transitional land uses. (*Southside ADP Policy Statement B.6*)
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (Plan CC, Element 4, Goal 2).

- Encourage orderly growth of new residential, commercial, and industrial areas. (PlanCC, Element 7, Goal 1, Strategy 4).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (PlanCC, Element 7, Goal 1, Strategy 5).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC, and the Southside Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area.
- Surrounding properties have been rezoned with a pattern towards commercial development.
- The dryers for the bay face Weber Road and according to the specifications emit 75 decibels at 100 feet.
- The compression for the vacuum system consist of one compressor that will be placed underground.
- The property abutting the residential zoning will remain CN-1 to maintain the current buffer to protect the residences. The retail development will still need to abide all requirements of the Unified Development Code (UDC). Specific requirements would entail a 10 foot buffer between the CN-1 and residential with 10 points to obtain. Additionally, the “CN-1” District does not allow bars, pubs, taverns, or nightclubs.
- The use is appropriate for the APZ-2 overlay.
- There was a previous case in 2005 for multi-family and commercial use for this property. At that time the application specified the land would be used for multi-family and commercial uses, however, the specific commercial use was not indicated at that time. The application was denied for the multifamily use and the commercial use was maintained.

Staff Recommendation:

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

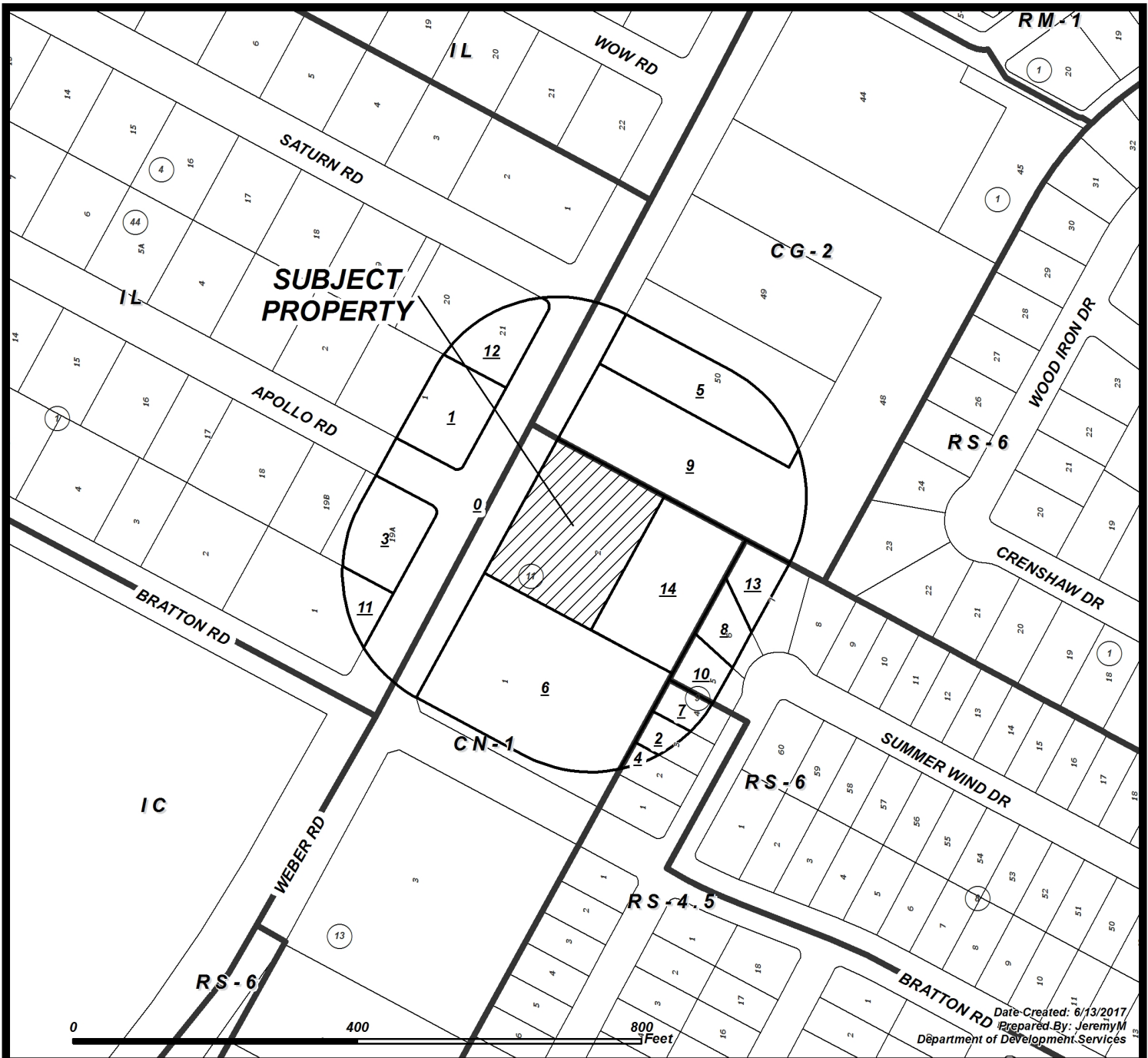
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|--|--|
| Public Notification | Number of Notices Mailed – 14 within 200-foot notification area 5 outside notification area |
| | <u>As of July 13, 2017:</u> |
| | In Favor – 0 inside notification area – 0 outside notification area |
| | In Opposition – 0 inside notification area – 0 outside notification area |
| Totaling 0.0% of the land within the 200-foot notification area in opposition. | |

Attachments:

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

- B. Public Comments Received (if any)
- C. Outdoor Dryer Noise Diagram and Underground Vacuum Pump Noise Diagram
- D. Site Plan

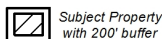
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Date-Created: 6/13/2017
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0617-03 ZONING & NOTICE AREA

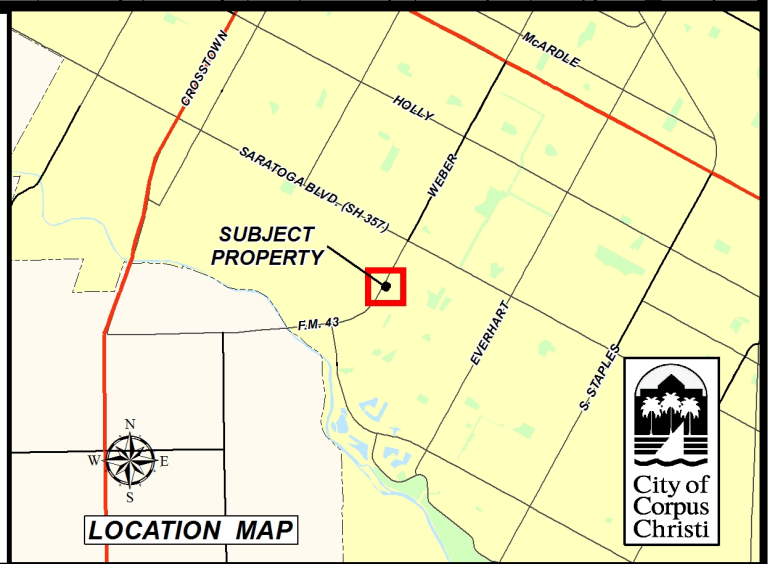
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|------------------------------|-------------------------------|
| RM-1 Multifamily 1 | IL Light Industrial |
| RM-2 Multifamily 2 | IH Heavy Industrial |
| RM-3 Multifamily 3 | PUD Planned Unit Dev. Overlay |
| ON Professional Office | RS-10 Single-Family 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 | |



4 Owners within 200' listed on attached ownership table



X Owners in opposition



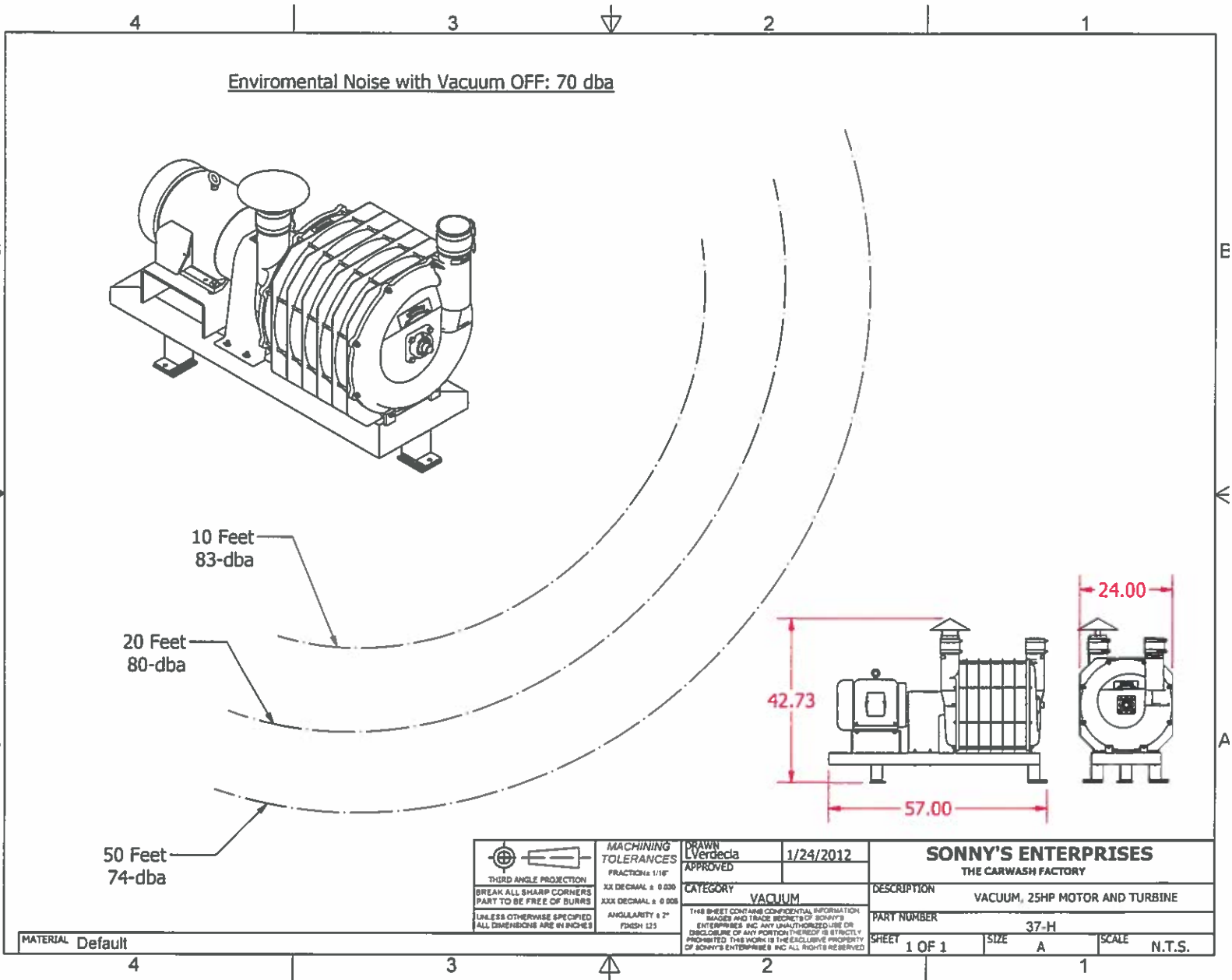
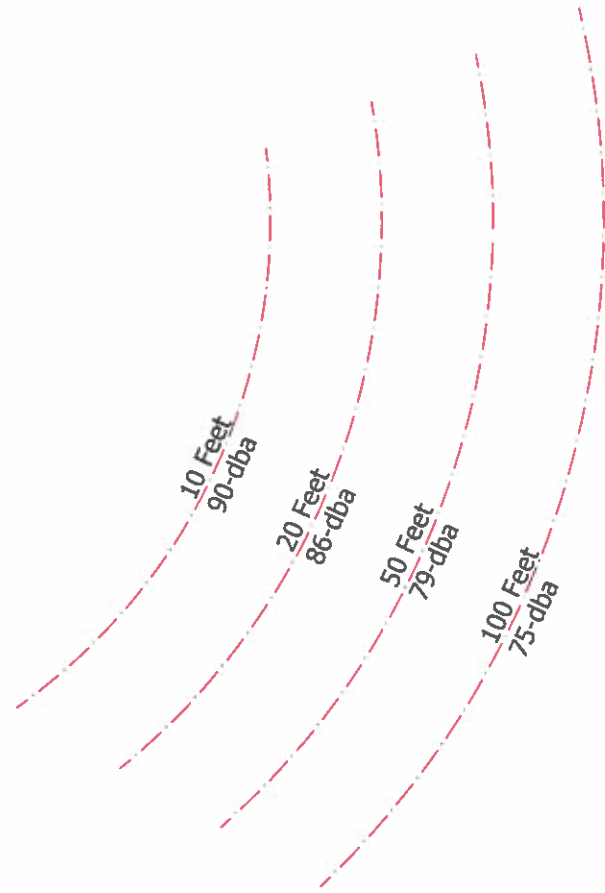
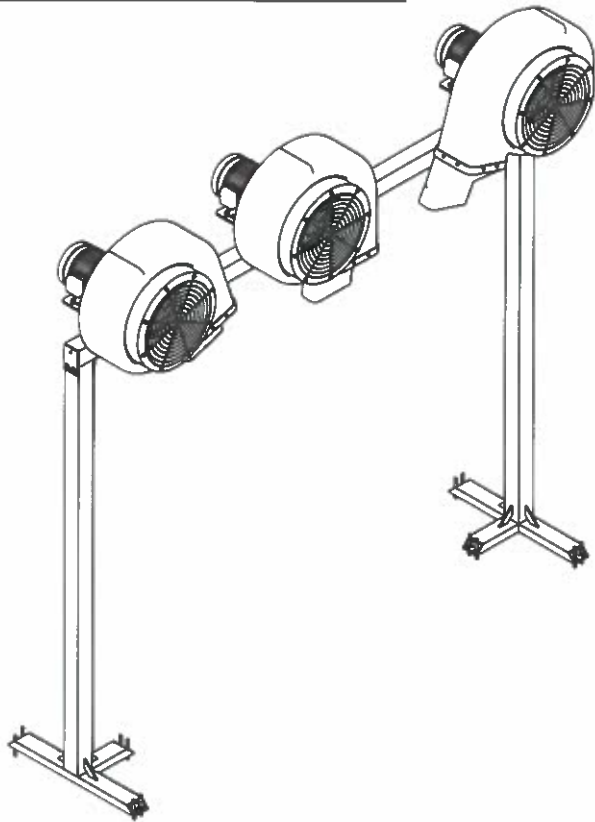


EXHIBIT C
UNDERGROUND VACUUM PUMP

Environmental Noise with Dryer OFF: 70 dba




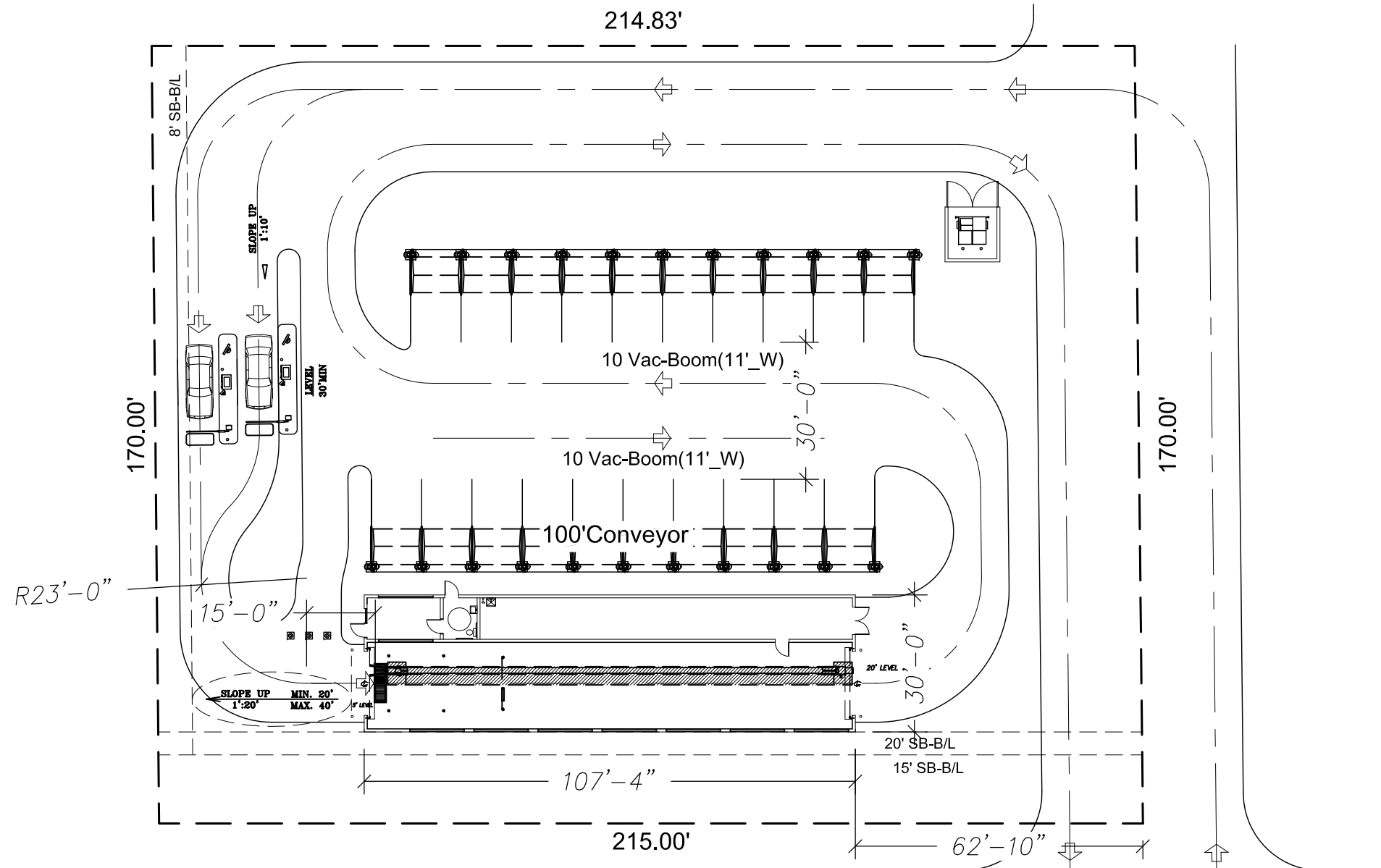
| | | | | | |
|--|--|--|---|---|-----------------|
|  THIRD ANGLE PROJECTION BREAK ALL SHARP CORNERS PART TO BE FREE OF BURRS UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES | MACHINING TOLERANCES FRACTIONS 1/16" XX DECIMAL ± 0.030 XXX DECIMAL ± 0.020 ANGULARITY ± 2° FINISH 125 | DRAWN LVerdeca APPROVED 8/26/2011 | 8/1/2012 | SONNY'S ENTERPRISES THE CARWASH FACTORY | |
| | | CATEGORY BLOWER | DESCRIPTION BLOWER ASSEMBLY, ONE ARCH 45HP | PART NUMBER BL1-45HP-1 | SHEET 2 OF 2 |

EXHIBIT C
 OUTDOOR DRYERS FACING WEBER ROAD



SITE LEGEND

- Handicap Parking
- Proposed Curb Site
- Boundary Line
- Center Line of Road
- Setbacks

GENERAL NOTES

1. All center line of road curb radii to be 23' unless otherwise noted.
2. All vacuum spaces are 9'-10" unless otherwise noted.

PRELIMINARY PLAN NOTE

This plan has been prepared with the best available information provided by the customer, without the benefit of a survey in some cases. The engineer has not conducted any code research regarding, but not limited to, permitted uses, setbacks, buffers, access, required parking, landscaping, far, ISR, storm water management, utilities, right of way acquisition or easements to benefit accurate layout orientation and configuration.

WEBER ROAD



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DISCLAIMER: Although building codes have been considered in developing this drawing, verification of site specific conditions and compliance with Federal, State & local building codes is the exclusive responsibility of the Customer and/or Architect & Engineer. These drawings reflect requirements for SONNY'S FURNISHED EQUIPMENT ONLY unless otherwise noted. Please refer to other manufacturers, if any, for their requirements.

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17301-C5- AHMED FAIZ-CORPUS .

Scale: N.T.S.

Location: TX

| Sheet | Rev. |
|-------|------|
| 01 | -0- |

CARWASH LAYOUT

"DRAFT"

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| Date: | 05.31.17 |
| Revision Date: | 05.31.17 |
| Created By: | LV |
| Revised By: | JCH |
| Checked By: | |