

STAFF REPORT

Case No. 1215-02
HTE No. 15-10000063

Planning Commission Hearing Date: December 16, 2015

Applicant & Legal Description	Applicant/Owner: LWW Enterprises, LLC Legal Description/Location: Lot 14, Block 13, South Bluff, located on the north side of Laredo Street between South Staples Street and King Street.			
Zoning Request	From: "RM-3" Multifamily 3 District To: "CI" Intensive Commercial District Area: 0.1722 acres Purpose of Request: To allow construction of a showroom for an existing office supply business.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	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	Area Development Plan: 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. Map No.: 045044 Zoning Violations: None			
Transportation	Transportation and Circulation: 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.

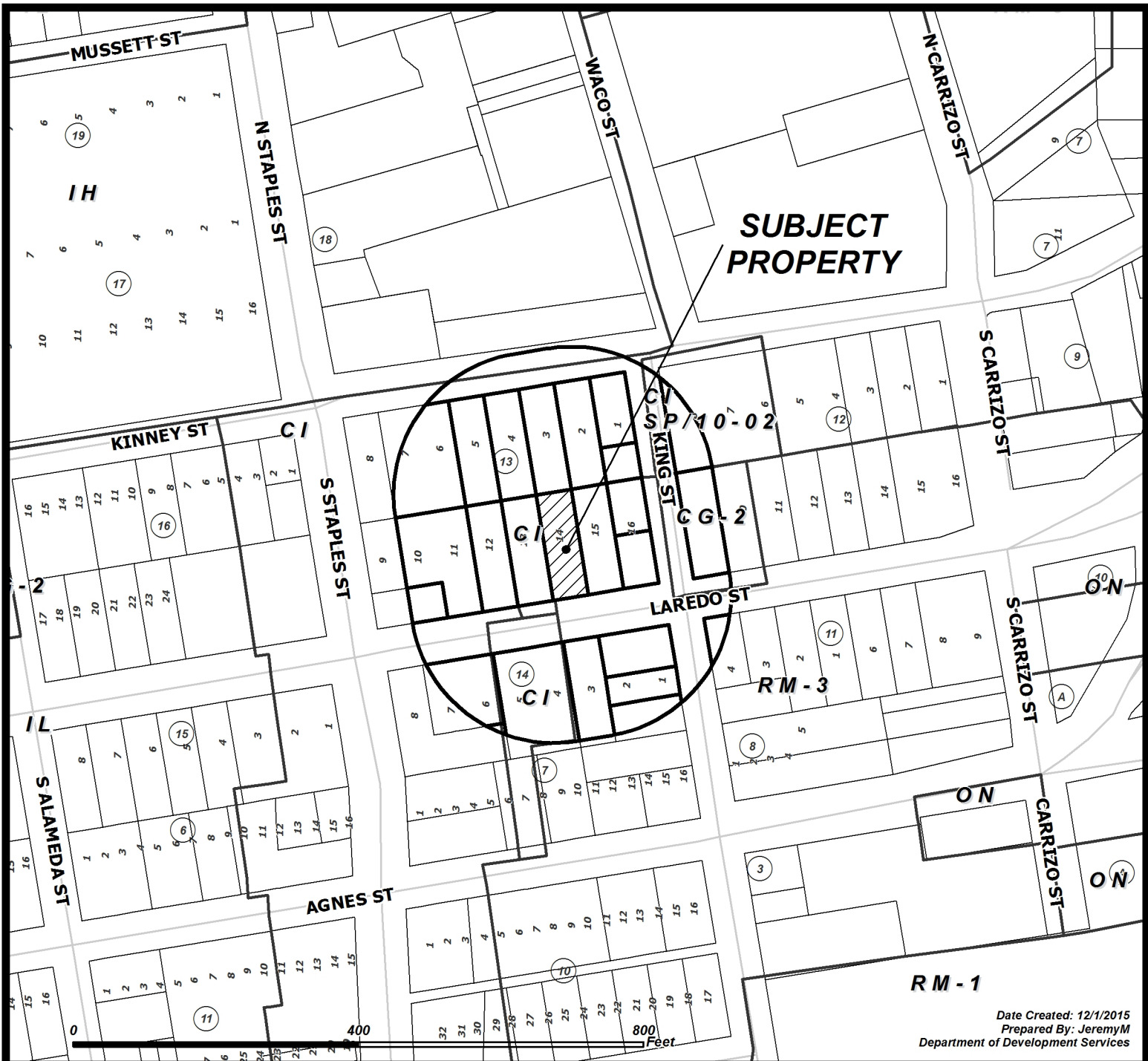
Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 24 within 200-foot notification area 3 outside notification area	
	<u>As of December 9, 2015:</u>	
	In Favor	– 0 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)

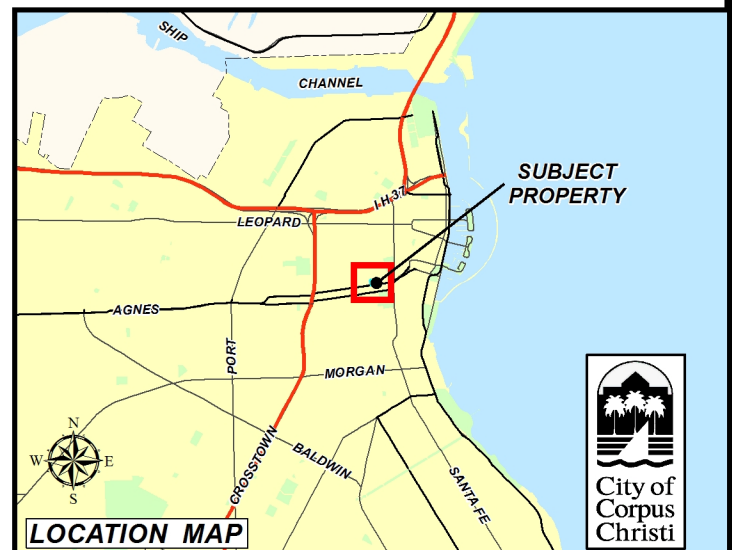


Date Created: 12/1/2015
Prepared By: Jeremy M
Department of Development Services

CASE: 1215-02 ZONING & NOTICE AREA

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		

- Subject Property with 200' buffer
 Owners in favor
 Owners in opposition





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: _____

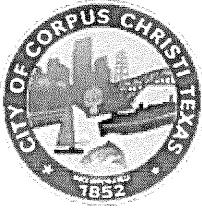
4. **Submission Requirements** (By Phone)
☒ Early Assistance Meeting: Date Held 11/10/15 with City Staff Annika Yankee
☐ Land Use Statement ☐ Disclosure of Interest ☐ Copy of Warranty Deed
IF APPLICABLE:
☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD 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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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

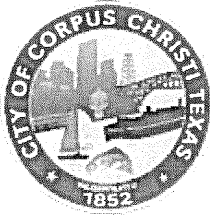
I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Wes Wittner
(Print Name)

Title: owner

Signature of Certifying Person: [Signature]

Date: _____



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<u>NA</u>	<u></u>
<u></u>	<u></u>

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Name	Consultant
<u>NA</u>	<u></u>
<u></u>	<u></u>

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

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