

# ZONING REPORT

Case No.: 0612-01

HTE No. 12-10000016

**Planning Commission Hearing Date:** June 20, 2012

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> CCLEL Investments, Inc. / Leer Properties, Inc.  <b>Representative:</b> Mark A. Adame  <b>Legal Description/Location:</b> Being a 2.30-acre portion of Lot 6, Section 13, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of South Padre Island Drive (SH 358) and east of Prince Drive.</p>				
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "CG-2" General Commercial District  <b>Area:</b> 2.30 acres  <b>Purpose of Request:</b> For the development of an auto dealership for new auto sales.</p>				
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	
	<b>Site</b>	"RS-6" Single-Family	Vacant	Medium Density Residential & Commercial	
	<b>North</b>	"RS-6" Single-Family	Vacant	Medium Density Residential	
	<b>South</b>	"CG-2" General Commercial	Vacant	Commercial	
	<b>East</b>	"CG-2" General Commercial & "RM-1" Multifamily	Vacant & Commercial	Commercial & Medium Density Residential	
	<b>West</b>	"RS-6" Single-Family	Low Density Residential	Low Density Residential	
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located in the Southeast Area Development Plan (ADP) and is planned for commercial and medium density residential uses. The proposed change in zoning to the "CG-2" General Commercial District is not consistent with the adopted Future Land Use Map.  <b>Map No.:</b> 041035  <b>Zoning Violations:</b> None</p>				
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has 165 feet of frontage along the access road of S. Padre Island Dr. (SH 358), which is an existing F1 Freeway as indicated in the Urban Transportation Plan. The subject property is located at the dead end of Winston Dr., a local residential street. The commercial development would not be allowed access to Winston Dr.</p>				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume 2011</b>
	S. Padre Island Dr.	F1 Freeway	400' ROW, varied paved width	250' ROW, 230' paved width	4,342 ADT (Between Airline & Rodd Field)

**Staff Summary:**

**Requested Zoning:** The applicant has requested a change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District on 2.30 acres of land. The subject property is located north of S. Padre Island Dr. and east of the single-family neighborhood and commercial uses on Prince Dr. This zoning change has been initiated for the development of an auto dealership for new auto sales.

**Applicant’s Development Plan:** The applicant proposes to construct an auto dealership on a 3.40-acre tract of land with frontage on S. Padre Island Dr. The requested zoning change is for the rear 2.30 acres because the front 1.10 acres is already zoned “CG-2” General Commercial. The auto dealership will have a showroom, service shop, and indoor auto parts storage. The service shop would not provide auto body repair. The rear portion of the property is not indicated for development at this time.

**Existing Land Uses:** The auto dealership is proposed on a 3.40-acre site, which is currently vacant and has a combination of two different zoning districts: “CG-2” General Commercial on the front 1.10 acres and “RS-6” Single-Family 6 on the rear 2.30 acres. To the north of the subject property is vacant land zoned for single-family development. Located to the west is a low density residential neighborhood with an auto parts store at the S. Padre Island Dr. frontage. Located to the east is a self-storage facility zoned “CG-2” General Commercial and vacant land zoned “RM-1” Multifamily. Located to the south is the freeway (S. Padre Island Dr.)

**Buffer Yard:** A minimum 15-foot buffer yard would be required between the future auto dealership and the “RS-6” neighborhood on the west. A solid screening fence will also be required between the commercial and single-family districts.

**Building Height:** Commercial buildings must be setback from single-family uses by a distance that is, more or less, twice the height of the building, without including the first twelve feet in the calculation.

**Comprehensive Plan & Area Development Plan (ADP) Consistency:**

The Future Land Use Map slates the subject property for medium density residential uses with commercial uses along the S. Padre Island Dr. frontage road. The proposed change of zoning to the “CG-2” General Commercial District on the rear 2.30 acres would not be consistent with the adopted Future Land Use Plan. Other pertinent policies of the Comprehensive Plan call for encouraging infill development on vacant tracts of land within developed areas and buffering high-intensity commercial areas from low-density residential areas.

**Plat Status:** The subject property is not platted.

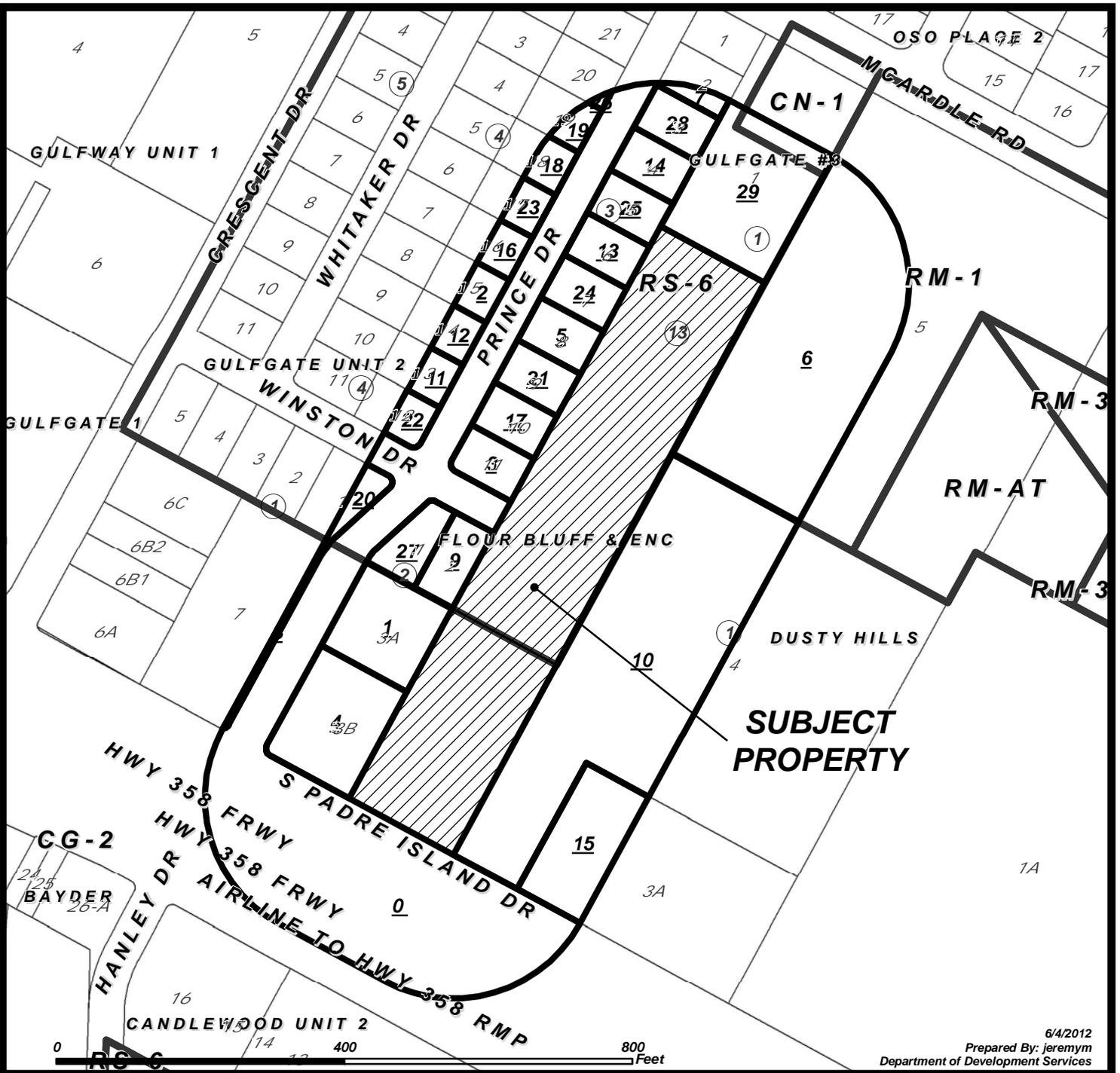
**Department Comments:**

- The applicant’s site plan for development of the lot indicates that the very rear portion of subject property is not needed at this time for the construction of the auto dealership.
- The Future Land Use Map slates the subject property for commercial uses along the highway frontage road and for medium density residential at the rear. The change of zoning to “CG-2” District would not be consistent with the plan for the rear portion of the property.
- The Unified Development Code (UDC) requires that commercial uses provide a buffer yard and screening fence where adjacent to single-family uses. The UDC also requires that any lighting not bleed into neighboring properties.

**Planning Commission & Staff Recommendation (June 20, 2012):** Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 30 within 200’ notification area; 5 outside notification area  <u>As of June 27, 2012:</u> In Favor – 0 (inside notification area); 0 (outside notification area) In Opposition – 3 (inside notification area); 0 (outside notification area)  For 3.87% in opposition.
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- Attachments:
1. Site Map – Existing Zoning, Notice Area, & Ownership Map
  2. Site Plan
  3. Floor Layout
  4. Exterior Building Elevations



6/4/2012  
 Prepared By: jeremym  
 Department of Development Services

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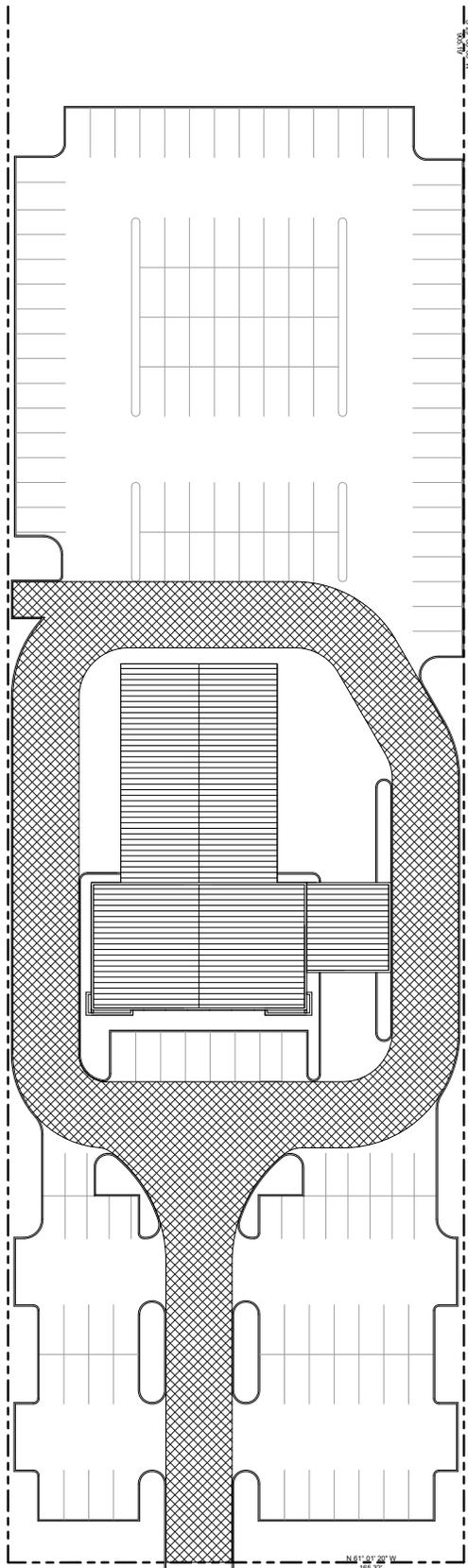
### 2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

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	

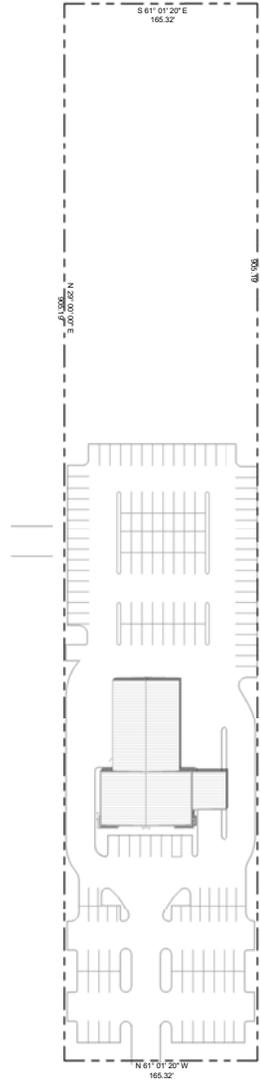
Subject Property with 200' buffer  
 Owners in favor  
 Owners within 200' listed on attached ownership table  
 Owners in opposition



② SITE PLAN  
1" = 20'-0"  
TRUE



① OVERALL SITE PLAN  
1" = 50'-0"  
TRUE



SHEET IDENTIFICATION  
A0.1

CORPUS CHRISTI FIAT  
SOUTH PADRE ISLAND DRIVE  
CORPUS CHRISTI, TEXAS  
  
SITE PLAN

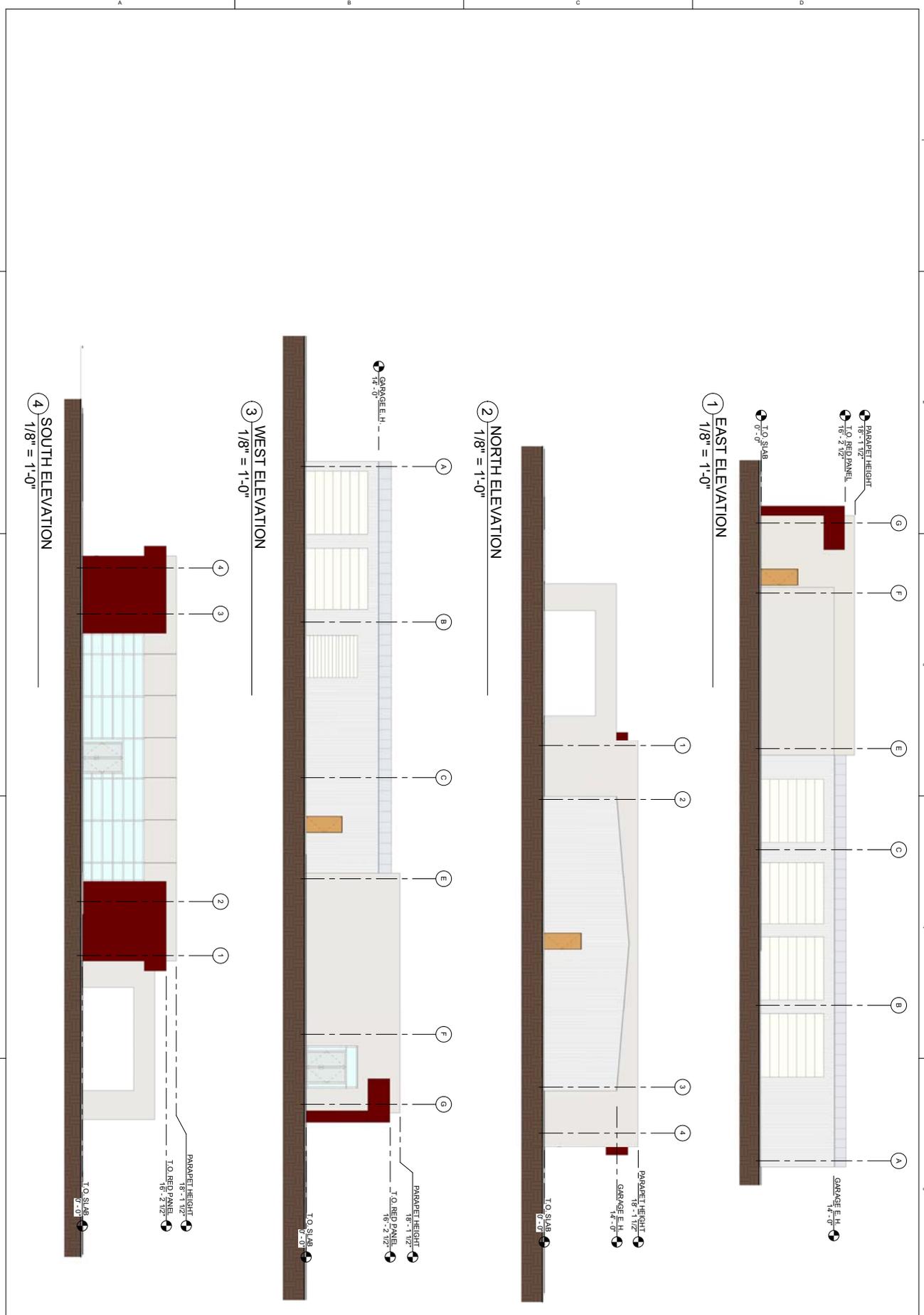
DESIGNED BY:	DATE:	07/13/2012
DWN BY: Author	CHKD BY: Checker	SOLICITATION NO.:
TURNER + RAMIREZ ARCHITECTS & PLANNERS 6325 S. STAPLES SUITE A-7 CORPUS CHRISTI, TEXAS 78411		CONTRACT NO.:
PLOT SCALE: AS NOTED	PLOT DATE: 2012-02	FILE NUMBER:
SIZE:	FILE NAME:	

MARK	DESCRIPTION	DATE	APPR

DISCLAIMER: THIS DRAWING AND ACCOMPANYING SPECIFICATIONS ARE AND SHALL REMAIN THE SOLE INTELLECTUAL PROPERTY OF THE ARCHITECT OF RECORD.  
  
THEY MAY NOT BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE ARCHITECT OF RECORD.







**CORPUS CHRISTI FIAT**  
 SOUTH PADRE ISLAND DRIVE  
 SOUTH PADRE ISLAND DRIVE  
 CORPUS CHRISTI, TEXAS

**EXTERIOR ELEVATIONS**

DESIGNED BY: \_\_\_\_\_ DATE: 07/13/2012  
 DWN BY: Author CHKD BY: Checker SOLICITATION NO.: \_\_\_\_\_  
 CONTRACT NO.: \_\_\_\_\_

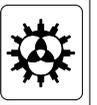
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**A2.1**