

# STAFF REPORT

Case No. 1021-04

INFOR No. 21ZN1039

Planning Commission Hearing Date: December 8, 2021

Applicant & Legal Description	<p><b>Owner:</b> Doc Five  <b>Applicant:</b> Doc Five  <b>Location Address:</b> 3302 South Alameda Street  <b>Legal Description:</b> Lots A and B, A.P. Cobbs Subdivision, located at the northeast corner of the intersection of South Alameda Street and Texan Trail.</p>			
Zoning Request	<p><b>From:</b> "ON" Neighborhood Office District  <b>To:</b> "ON/SP" Neighborhood Office District with a Special Permit  <b>Area:</b> 1.10 acres  <b>Purpose of Request:</b> To allow for the construction of an automated tunnel car wash.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	Site	"ON" Neighborhood Office District	Professional Office	Commercial
	North	ON" Neighborhood Office District and "RS-6" Single-Family 6 District	Commercial and Professional Office	Commercial
	South	"ON" Neighborhood Office District and "RS-6" Single-Family 6 District	Professional Office and Public / Semi-Public	Commercial and Institutional
	East	"RS-6" Single-Family 6 District	Public / Semi-Public	Institutional
	West	"CG-2" General Commercial District and "CN-1" Neighborhood Commercial District	Professional Office and Public / Semi-Public	Commercial and Institutional
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a commercial use. The proposed rezoning to the "ON/SP" Neighborhood Office District with a Special Permit is consistent with the adopted Comprehensive Plan (Plan CC).  <b>City Council District:</b> 2  <b>Zoning Violations:</b> None</p>			
Transportation	<p><b>Transportation and Circulation:</b> The subject property has approximately 240 feet of street frontage along South Alameda Street which is designated as a "C1" Minor Collector Street and has approximately 200 feet of street frontage along Texan Trail which is designated as a "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Alameda Street	"A2" Secondary Arterial	100' ROW 54' paved	100' ROW 65' paved	14,048 ADT (2014)
	Texan Trail	"C1" Minor Collector	60' ROW 40' paved	60' ROW 35' paved	Not Available

### **Staff Summary:**

**Development Plan:** The subject property is 1.10 acres in size. The applicant is proposing the construction of an automated tunnel car wash.

**Existing Land Uses & Zoning:** The subject property is currently zoned "ON" Neighborhood Office District. The site currently consists of two professional office buildings and was annexed in 1941. To the north across South Alameda Street is a retail business use and medical offices zoned "ON" Neighborhood Office District. Additionally, there is a single-family residential subdivision (Port Aransas Cliffs; 1927) zoned "RS-6" Single-Family 6 District. To the south is a medical office zoned "ON" Neighborhood Office District and Saint Patrick's Church and School zoned "RS-6" Single-Family 6 District. To the east is Saint Patrick's Church and School zoned "RS-6" Single-Family 6 District. To the west is Doctor's Regional Hospital zoned "CG-2" General Commercial District and "CN-1" Neighborhood Commercial District.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is platted.

### **Utilities:**

**Water:** 12-inch PVC line located along South Alameda Street.

**Wastewater:** 10-inch VCP line located along Texan Trail.

**Gas:** 6-inch Service Line located along Texan Trail.

**Storm Water:** 30-inch line located along Texan Trail.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a commercial use. The proposed rezoning to the "ON/SP" Neighborhood Office District with a Special Permit is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- Section 5.2.21 Car wash, Hand-Operated or Automated of the Unified Development Code (UDC) 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.
- The Planning Commission tabled the rezoning case at the October 27<sup>th</sup> meeting. The applicant has agreed to the conditions of a Special Permit.

**Staff Recommendation:**

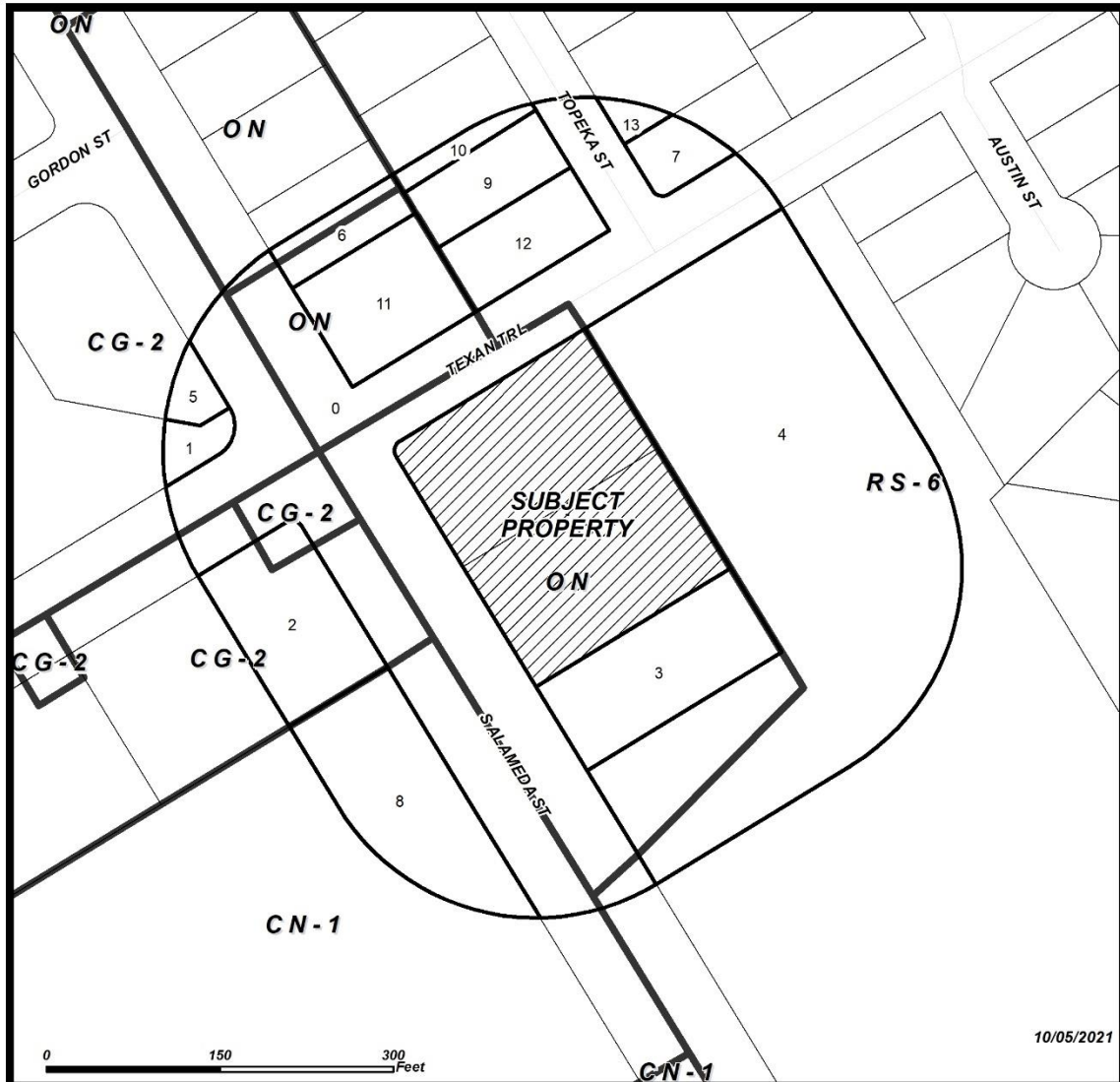
Approval of the change of zoning from the “ON” Neighborhood Office District to the “ON/SP” Neighborhood Office District with a Special Permit with the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Car Wash, automated” as defined by the Unified Development Code (UDC).
2. **Buffer Yard:** The buffer yard requirement shall be 10-feet and a 7-foot masonry wall shall be constructed and maintained along the property line shared with Saint Patrick’s Church and School. No buildings, dumpsters, and/or compactors shall be allowed within the buffer yard.
3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
5. **Lighting:** All security lighting must be shielded and directed away from abutting properties and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential developments.
6. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
7. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

<b>Public Notification</b>	<p>Number of Notices Mailed – 13 within 200-foot notification area. 4 outside notification area</p> <p><b><u>As of October 22, 2021:</u></b></p> <p>In Favor – 0 inside notification area – 0 outside notification area</p> <p>In Opposition – 2 inside notification area – 2 outside notification area</p> <p>Totaling 4.11% of the land within the 200-foot notification area in opposition.</p> <p>*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</p>
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**Attachments:**

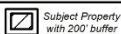
- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan
- C. Public Comments Received (if any)



## CASE: 1021-04

### Zoning and 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	



4 Owners within 200' listed on attached ownership table



X Owners in opposition





Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. *Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.*

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. *Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.*

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 1021-04**

**Doc Five** has petitioned the City of Corpus Christi to consider a change of zoning from the **"ON"** **Neighborhood Office District** to the **"CN-1" Neighborhood Commercial District, not resulting in a** **Neighborhood Office District**. **The proposed development is an automatic tunnel car wash.**  
The property to be rezoned is described as:

**A property located at or near 3302 South Alameda Street and described as Lots A and B, A.P. Cobbs Subdivision, located at the northeast corner of the intersection of South Alameda Street and Texan Trail.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, October 27, 2021**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.**

Printed Name: Hector Cavazos

Address: 32606 Tropic

City/State: CC TX

( ) IN FAVOR ( ☒ ) IN OPPOSITION  
REASON:

Phone: 361 442 7051

*I am not in favor due to the additional traffic this will bring to our neighborhood. Cars already speed by on a daily basis and our street is already in poor condition.*

Signature \_\_\_\_\_

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1039  
Property Owner ID: 7

Case No. 1021-04  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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### CITY PLANNING COMMISSION PUBLIC HEARING NOTICE Rezoning Case No. 1021-04

Doc Five has petitioned the City of Corpus Christi to consider a change of zoning from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The proposed development is an automatic tunnel car wash. The property to be rezoned is described as:

A property located at or near 3302 South Alameda Street and described as Lots A and B, A.P. Cobbs Subdivision, located at the northeast corner of the intersection of South Alameda Street and Texan Trail.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held Wednesday, October 27, 2021, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m., in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

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Printed Name: JOHN M. BARRON

Address: 3267 Topeka St City/State: CC, TX 78404

( ) IN FAVOR ( ) IN OPPOSITION

Phone: 361-232-8526

REASON: ① Safety -- increase traffic density & decrease traffic flow which will result in a decrease of pedestrian safety & increase of vehicular accidents  
② Noise -- during business hours of car wash operation will decrease peacefulness & tranquility of our neighborhood  
③ Does not "primarily benefit nearby residential areas" as stipulated by CN-1  
there are multiple car washes that already exist that are nearby for our neighborhood residents can drive to

Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No. 21ZN1039  
Property Owner ID 12

Case No. 1021-04  
Project Manager: Andrew Dimas  
Email: Andrew02@cityofcc.com

**From:** Stephanie Harrison <[stephaniegrafharrison@yahoo.com](mailto:stephaniegrafharrison@yahoo.com)>  
**Sent:** Thursday, December 2, 2021, 1:28 PM  
**To:** Greg Smith  
**Subject:** [EXTERNAL]Proposed rezoning for car wash

[ [ **WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to [SecurityAlert@cctexas.com](mailto:SecurityAlert@cctexas.com). ] ]

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Good afternoon,

I am reaching out regarding the proposed rezoning and planning of yet another carwash in Corpus Christi. We have 4 plus carwashes with in a 2 miles drive not to mention this heavily residential area seems like a poor choice for this type of business. I have lived in Corpus my entire life. I grew up in Lamar Park and have lived within walking distance of St. Patrick's school for over 12 years with my young family. The traffic on Alameda/Texas is horrible on a good day but to add a noisy, busy business like this will make the traffic from the hospitals (Driscoll and Doctor's Regional) plus all the nearby schools (St. Patricks, IWA, Ray, Baker and Menger) so much worse. The very nature of a carwash where people pull in and out all day long (on a busy corner no less) has no place right there. Please do right by the citizens you are representing and stand up for us by not letting this happen now or ever.

Thank you,

Stephanie Harrison

361-215-6367



## PUBLIC COMMENT/INPUT FORM

### City of Corpus Christi

This form is not for City Council. This form is for City Boards, Committees and Commissions ONLY.

Enter the name of the City Board, Committee or Commission: Planning Commission

DATE OF MEETING (mm/dd/yy): 12/08/20

NAME: Dr. Kelsha Bahr

ADDRESS: 3121 Lawnview Street

CITY: Corpus Christi STATE: TX ZIP: 78404

TOPIC: Rezoning of Texan/Alameda from ON to CN (Case #1021-04.5)

AGENDA ITEM NUMBER (if applicable): Item 9 from 10/27/2021 meeting

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

Dear Planning Commission Committee,

I am a resident and member of the Historical Morningside Community. Of all the places I have lived, Morningside is among the most unique because of its community values which create a sense of belonging and safety. This community cannot be replicated anywhere else. It is also the most sought-after community in Corpus Christi. As you can imagine, I am outraged by the idea of commercializing the uniqueness of this community. I have carefully listened to and researched the proposed zoning changes of the corner lot on Texan and Alameda. I echo the complaints and concerns raised by the community during the 10/27/2021 Planning Commission meeting. I would also like to reiterate the issues regarding traffic and the safety of our community. Every morning, I walk with my family and see many other young families walking along Texan and Alameda. It is no surprise that rezoning this lot would create an enormous amount of traffic and compromise the safety of these pedestrians and our community. Therefore, the rezoning of this lot does not serve my community, and you have continuously heard and seen my community oppose this. The disagreements brought forth by Mr. Joseph Earnest lack empathy and rationale. As a marine scientist, I am very familiar with the pollution that accompanies car washes. While Mr. Earnest did mention his detergents were biodegradable, Quick Quack fails to provide such information. Alongside detergents, residue rinsed from the cars may compromise our natural resources. But above all the concerns raised by my community, the biggest issue I would like to bring to your attention is Mr. Earnest's rationale for constructing a carwash at this particular lot. During the October 27th meeting, Mr. Earnest claims he would like to secure this lot and build a carwash "to serve the citizens of Corpus Christi so that they can go to a Quick Quack Carwash it is convenient." This justification only serves him and his company. The reasons he lists are entirely strategic for the company and in complete disregard for the community – a unique historical community in a low-traffic medical district. Rezoning this lot compromises the safety and uniqueness of our community, and it would only serve and benefit a non-local company. Therefore, I plead with you to please choose community over profit and oppose the rezoning of this lot.