

ZONING REPORT

Case No. 1021-04

INFOR No. 21ZN1039

Planning Commission Hearing Date: December 8, 2021

Applicant & Legal Description	Owner: Doc Five Applicant: Doc Five Location Address: 3302 South Alameda Street Legal Description: Lots A and B, A.P. Cobbs Subdivision, located at the northeast corner of the intersection of South Alameda Street and Texan Trail.			
Zoning Request	From: "ON" Neighborhood Office District To: "ON/SP" Neighborhood Office District with a Special Permit Area: 1.10 acres Purpose of Request: To allow for the construction of an automated tunnel car wash.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"ON" Neighborhood Office District	Professional Office	Commercial
	<i>North</i>	ON" Neighborhood Office District and "RS-6" Single-Family 6 District	Commercial and Professional Office	Commercial
	<i>South</i>	"ON" Neighborhood Office District and "RS-6" Single-Family 6 District	Professional Office and Public / Semi-Public	Commercial and Institutional
	<i>East</i>	"RS-6" Single-Family 6 District	Public / Semi-Public	Institutional
	<i>West</i>	"CG-2" General Commercial District and "CN-1" Neighborhood Commercial District	Professional Office and Public / Semi-Public	Commercial and Institutional
ADP, Map & Violations	Area Development Plan: 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). City Council District: 2 Zoning Violations: None			
Transportation	Transportation and Circulation: 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).			

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 27th 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.

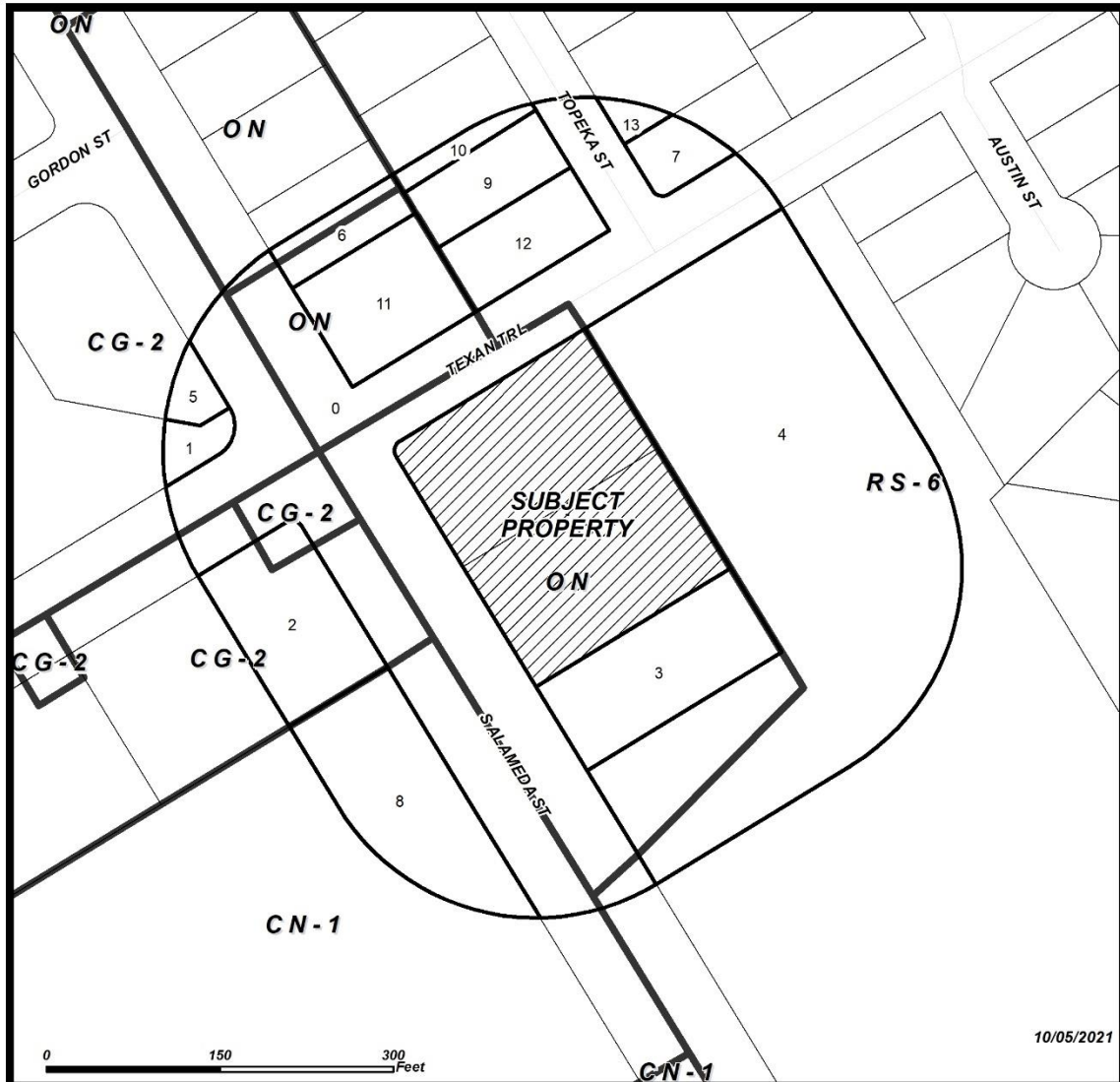
Planning Commission Recommendation (December 8, 2021):

Denial of the change of zoning from the “ON” Neighborhood Office District to the “ON/SP” Neighborhood Office District with a Special Permit.

Public Notification	<p>Number of Notices Mailed – 13 within 200-foot notification area. 4 outside notification area</p>
	<p><u>As of November 24, 2021:</u></p>
	<p>In Favor – 0 inside notification area – 1 outside notification area</p>
	<p>In Opposition – 2 inside notification area – 6 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>

Attachments:

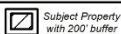
- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan
- C. Public Comments Received (if any)



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 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: John M. Barron

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

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

From: Stephanie Harrison <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.]]

Good afternoon,

I am reaching out regarding the proposed rezoning and planning of yet another carwash in Corpus Christi. We have 4 plus carwashes within a 2 mile 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. Patrick's, 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.

From: THERESA MADER <treemader@aol.com>

Sent: Wednesday, December 8, 2021 12:37 PM

To: Nina Nixon-Mendez <NinaM@cctexas.com>; Andrew Dimas [DevSvcs] <AndrewD2@cctexas.com>

Subject: Public Hearing - Rezoning Property at or near 3302 South Alameda Street

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City of Corpus Christi, Planning Commission

I have lived in the Morningside neighborhood for the past 15 years and am saddened and a bit distressed that the City is considering changing our zoning from ON to ON/SP so that a carwash can be built. Because of the changes to the meeting day and time, I am unable to attend the meeting today but wanted to take the opportunity to voice my concerns.

My concerns are blower and equipment noise, increased traffic, the effect on St. Patrick School, fuzzy math, and possible shenanigans with the City Council/Planning Commission.

NOISE:

A quick internet search led me to Corpus Christi's noise ordinance. The relevant part states:



I measured the decibel readings of some of the various carwashes in town, none of which are right next to a school. Inside my car I was reading levels of 70-75 as the equipment turned on in the tunnel. When I hit the blowers to dry my car, the readings jumped to 80-85 inside my car. When I opened the window the noise level was between 100-106 dB(A). These readings seemed to be industry standard at the various washes. But those readings are all on their property. At one of the washes I was able to park my car about 350 feet away from the exit (where the blowers are) on a different piece of property. There was an open field between the blowers and my car. My decibel meter consistently read between 68-74, so sometimes below but many times above the City ordinance. I do not know if the open field is owned by the carwash. If not, the decibel readings on that field will most certainly be above 70.

I do not know what kind of configuration the car wash is considering, but no matter the configuration, residents, or most likely St. Patrick school will be subjected to noise from the carwash at the 70+ decibel level on their private property. Although apparently "legal" to be subjected to this kind of noise, the decibel charts I found online refer to it as "annoying". Imagine being subjected to an "annoying noise" 12 hours a day, 7 days a week. Surely it is not healthy for the students, teachers, or the residents. So,

what is 70 dB(A)? Some sites said a vacuum cleaner was 70 while other sites said a vacuum cleaner is 75dB(A). Either way, think about listening to a vacuum cleaner all day, every day. Think about the students and teachers at St. Patrick's school being subjected to this. I understand there is a requirement of a "buffer wall". Noise will not be contained by one buffer wall – that is not how noise works. It may even make it seem louder if it reverberates on that single wall. Has the City investigated the decibel level at this buyers other carwashes?

TRAFFIC:

The site under consideration is at the tail end of a hospital and school zone. We have children being dropped off and picked up at school as well as ambulances (and private citizens) using Alameda to get residents to hospitals as quickly as possible. Texan Trail is used by families to get their children to and from Ray high School. Increased traffic due to a carwash will surely impact the safety of children and those seeking hospital care. Information from the staff report is confusing and conflicts with itself. On page one of the staff report it states that Alameda is a "C1" Minor collection street and Texan Trail is "A2" Secondary Arterial Street, which "can convey a capacity between 20,000 – 32,000 Average Daily Trips". SERIOUSLY? This is obviously a mistake. There is no way Texan Trail can have a traffic load of 20,000-32,000 cars per day. On page 2 the report reverses itself and refers to Alameda as "A2" and Texan Trail as "C1". It also states that in 2014 the ADT was approximately 14000. If the traffic increases to 20000, that is a 43% increase in traffic. If it increases to 32000, that is a 128% increase in volume. Obviously not school, hospital, or neighborhood friendly. A carwash at this location will be a health and safety issue.

FUZZY MATH

On page 5 of the staff report there is a "circle" indicating the affected area, indicating there were 4, maybe 5 houses that were given notice of this possible change. On page 6 of the "presentation" they show the same map, indicating 2 of the 4-5 households are opposed. Then it dilutes their influence by dividing their square footage by the entire square footage of the notice area. Since the circle does not completely enclose all of the lots (#7, in particular) I am forced to also wonder, did they use the area of their entire lot/property, or just the portion falling into the circle, as if one small section of their home would be affected but not the rest of the home. Since portions of Alameda and Texan Trail are in the circle, is that part of the total area as well, further diminishing the influence of the residents who will be affected? Another way of looking at this: 2/4 or 2/5 homeowners in the circle are opposed (difficult to tell from the map if it is 4 or 5 homes that received notice). That means 40-50% of the homeowners in the affected zone oppose this change. Also, the "subject property" is smack in the middle, giving the owners of the subject property more power over the homeowners. It is also important to note that in the report there is NO ONE on record in favor of this change.

SHENANNIGANS

Besides the fuzzy math and the report that refers to Alameda as "C1" and then on the next page refers to it as "A2", there have been other strange events. First, there was signage indicating the meeting was to be Tuesday, December 7th at 11:30 am and just one week ago we found out the meeting was changed to Wednesday, December 8th at 5:30 pm. After some residents pushed, someone from the City came out to change the signage, basically giving residents one weeks' notice of the date/time change. Last night we found out that the owners of the property have asked that it be tabled, but it is still listed on the agenda. We were also informed that the meeting may begin at 6:30 instead of 5:30. I may have watched too many TV shows, but this feels like the Planning Commission does not want us to be involved and is trying to make it difficult for us to raise our voices. I find it difficult to believe that the many last minute changes to notifications comply with the Government Code for notices of governmental public meetings.

Finally, I am trying to figure out why the City is trying to solve this problem for a company that is not

local. Surely this company can find a different piece of property in this City that is properly zoned and properly designed for a carwash that will not be a health and safety issue for the residents.

Thank you,
Theresa Mader
333 Katherine Drive

Good Morning,

Please accept this email by way of protest to the new rezoning of Alameda and Texan Trail to accommodate another carwash. This is a very **bad** idea for several reasons. As a resident of Corpus Christi and a former employee of Doctor's Regional Medical Center, I have worked and lived in this area for 23 years. I now own a small business at 3442 Alameda.

First, this area would benefit from a good coffee shop, restaurant, or deli to provide patrons with greater food choices. We are limited in the immediate area to My Favorite Muffin, Whataburger, Subway and a Chinese restaurant near HEB. People *need* to eat more than they "need" to wash their car.

Second, there is a Kwik Kwack already on Alameda, 4-5 miles down the road. Further, we aren't on drought restrictions and the weather isn't cold, wash your own car!

~~This is a bad idea. I am protesting to the rezoning of Alameda and Texan Trail to accommodate another carwash. This is a very bad idea for several reasons. As a resident of Corpus Christi and a former employee of Doctor's Regional Medical Center, I have worked and lived in this area for 23 years. I now own a small business at 3442 Alameda.~~
Third, people do NOT always go to the carwash when the light is flashing and they have had to stop at the intersection. This is a very bad idea for several reasons. As a resident of Corpus Christi and a former employee of Doctor's Regional Medical Center, I have worked and lived in this area for 23 years. I now own a small business at 3442 Alameda. The last thing we need is more traffic for a carwash! With a school, medical offices and 2 major hospitals, the added congestion would be a traffic safety disaster.

Please vote NO to this rezoning. Thank you for your attention in this matter and for serving the citizens of Corpus Christi.

Kind regards,

[Mariah McQueen, MPT, CPI, Licensed Gyrotonic® Trainer](#)

[Studio Be](#)

3442 S Alameda

Corpus Christi, TX 78411

work: (361)884-CORE(2673)

cell: (361) 443-9272

pilatesstudiobe@gmail.com

From: Catherine Garza
To: Andrew Dimas (DevSyst)
Subject: Fwd: Case 1021-04 (In Support of ON/SP Zoning)
Date: Monday, December 6, 2021 2:09:12 PM

Sent from my iPhone

Begin forwarded message:

From: Jason Page <jasondavidpage@gmail.com>
Date: December 6, 2021 at 10:48:43 AM CST
To: Catherine Garza <catherineg@cctexas.com>
Cc: Greg Smith <Greg.Smith@cctexas.com>, Paulette Guajardo <Paulette.Guajardo@cctexas.com>, Mike Pusley <mike.pusley@cctexas.com>, Michael Hunter <Michael.Hunter@cctexas.com>, John Martinez <john.martinez@cctexas.com>, Ben Molina <Ben.Molina@cctexas.com>
Subject: Case 1021-04 (In Support of ON/SP Zoning)

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Members of the City of Corpus Christi Planning Commission

In regards to the changing of the zoning at 3302 S Alameda Street from ON to ON/SP, I am FOR this change. It will be a welcome addition to the vehicle service business for those of us that live in the area. Currently, along Alameda between Doddridge and Louisiana, only one carwash exists (at HEB) and it is poorly maintained.

While opponents of the ON/SP zoning for the carwash cite concerns about increased traffic, most drivers aren't going to go out of their way to visit a car wash that isn't already on their planned route or within their typical driving pattern.

It appears that the permit also limits hours of operation, light pollution, and noise levels which were other concerns that the opposition had.

I hope that you make the right decision to approve the zoning change so that we can welcome a new business to the neighborhood.

Jason Page (District 4)
3515 Floyd Street 78411 (approximately 7/10 mile from proposed site)

--



cc

Phone 361-589-9050
Website jasondavidpage.com
Email jasondavidpage@gmail.com
Address 715 S Tancagua | Corpus Christi | 78401

Member CCAR, AAF-CC, AIAP, REPAL, NPPA, AREP



From: [Glenn Tiller](#)
To: [Andrew Dimas \[DevSys\]](#)
Subject: Rezoning Property at 3302 South Alameda Street. Case No. 1021-04, Doc Five
Date: Monday, December 6, 2021 10:31:17 AM
Attachments: [No to Rezoning Property at 3302 South Alameda Street. Case No. 1021-04, Doc Five.csv](#)

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Dear Mr. Dimos:

I am writing to express my deep concern about Quick Quack Car Wash's plans to build a large operation beside St. Patrick School on Alameda Street. I refer to the issue of:

Rezoning Property at 3302 South Alameda Street. Case No. 1021-04, Doc Five

Building a car wash at this intersection is a very dangerous idea. I believe it would be the only carwash in the country catty-corner from a helipad at a children's hospital. Of course, there is also the issue of three schools close by: St. Patrick, IWA, and Ray. Every day many kids walk to and from school. And there is heavy traffic already. Rezoning this area for more traffic is simply a recipe for disaster. From my many discussions with local businesses and residents, the community does not need or want this car wash. There is one across the street at HEB. And one a mile or so away at Staples and Carrol lane. And there is one near the HEB at Robert. And there is a Quick Quack at Alameda and Airline. According to City policy, such rezoning must be "primarily benefit nearby residents." A large car wash does not primarily benefit nearby residents. On the contrary, it increases the likelihood of a deadly accident exponentially.

Attached to this email is a (still active) petition against building the car wash. The signatures are overwhelmingly from local zip codes, though some hospital employees who signed the petition do not live in the Morningside neighborhood.

I hope that your office can prevent rezoning this area and prevent the building of a large car wash.

Thank you for your consideration.

Cordially,
Dr. Glenn Tiller
3202 Topeka Street

From: brenda.westlightstudio.com
To: [Nina Nixon-Mendez](#); [Andrew Dimas \[DevSys\]](#)
Subject: Special Permit Zoning Change - NO!
Date: Wednesday, December 8, 2021 2:30:37 PM

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I am writing to voice my concerns over the possible zoning change to special permit for the property at Texan Trail and Topeka; a neighborhood street.

Stop this out of state businessman from getting a zoning change in order to construct yet another carwash inappropriately located in a neighborhood. We don't need the pollution, both noise and waste water. Children walk by there from the nearby school; there will be a constant flow of traffic causing a dangerous situation. Pedestrian traffic will be impacted, not to mention the Topeka St. neighborhood.

We in the nearby neighborhood protest this zoning change; this property can best serve the City of Corpus Christi residents, the medical community and the educational community if the zoning remains designated "ON."

Sincerely,

Brenda Miles
338 Primrose
Corpus Christi

361-779-5330