

PLANNING COMMISSION FINAL REPORT

Case No. 0815-02

HTE No. 15-10000044

Planning Commission Hearing Date: August 26, 2015

Applicant & Legal Description	Applicant/Owner: CAH-DHL Properties, LLC Representative: Urban Engineering Legal Description/Location: Being a 15.23 acre tract of land, situated in the Gregorio Farias Grant, Abstract 592, out of the remainder of a 160.62 acre tract as described in a Deed and recorded in Document Number 2002040593, of the Official Public Records of Nueces County, Texas, located along the east side of Interstate Highway 69 about 2,000 feet north of County Road 48.			
Zoning Request	From: "FR" Farm Rural District To: "CG-2" General Commercial District Area: 15.23 Purpose of Request: To allow development of a vehicle sales and service use.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"FR" Farm Rural	Vacant	Commercial
	North	"CG-2" General Commercial	Commercial	Commercial
	South	Outside City Limits	Vacant and Mobile Home	Commercial and Mobile Home
	East	"FR" Farm Rural	Vacant	Mobile Home
	West	Outside City Limits	Commercial and Vacant	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan and the policies contained in the Northwest Area Development Plan and the Comprehensive Plan. Map No.: 066049 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 1,100 feet of street frontage along IH 69 Access Road, which is an "A-1" Minor Arterial Undivided street. A proposed C-1 Collector roadway (County Road 50) is planned as access along this property. The applicant is seeking an amendment to the Urban Transportation Plan of Mobility CC to relocate the road from the middle of this property to its northern edge.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	IH 69 Access Road	"A1" Minor Arterial Undivided	95' ROW 64' paved	280' ROW 180' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "CG-2" General Commercial District to allow for the development of a vehicle sales and service use.

Development Plan: If the zoning change request is approved, the applicant plans to develop the property for an auto dealership. The dealership planned to be placed on the north 6.0 acres of the site, leaving the remainder of the 15.23 acre site available for future expansion. The immediate plan is to construct a building approximately 36,500 square feet in size. A future expansion of approximately 19,900 square feet is planned. A total of 436 parking spaces are planned for the sale of vehicles and customer parking.

Existing Land Uses & Zoning: North of the subject property is an auto dealership in the "CG-2" General Commercial District and to the east is vacant land zoned "FR" Farm Rural. The property to the south and to the west is outside the city limits. There is a mobile home park to the south and commercial uses to the west.

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

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan's designation of the property as suitable for commercial uses.

Plat Status: The subject property is not platted. A plat application is being processed concurrently with the application to rezone as well as an application to amend the adopted transportation plan.

Department Comments:

- The proposed zoning designation of "CG-2" General Commercial is consistent with the Future Land Use Plan and the Northwest Area Development Plan.
- The Future Land Use Plan identifies the subject property for Commercial uses.
- A change to "CG-2" General Commercial District will further various goals of the Comprehensive Plan that pertain to infill development and commercial development.
- The proposed use is consistent with the goal in the Northwest Area Development Plan, which stipulates that large scale commercial uses are encouraged and warranted on both sides of US77 (IH-69).

- A “CG-2” District would allow uses that are compatible with adjacent existing and future land uses.
- The planned use of the property is compatible with adjacent land uses.

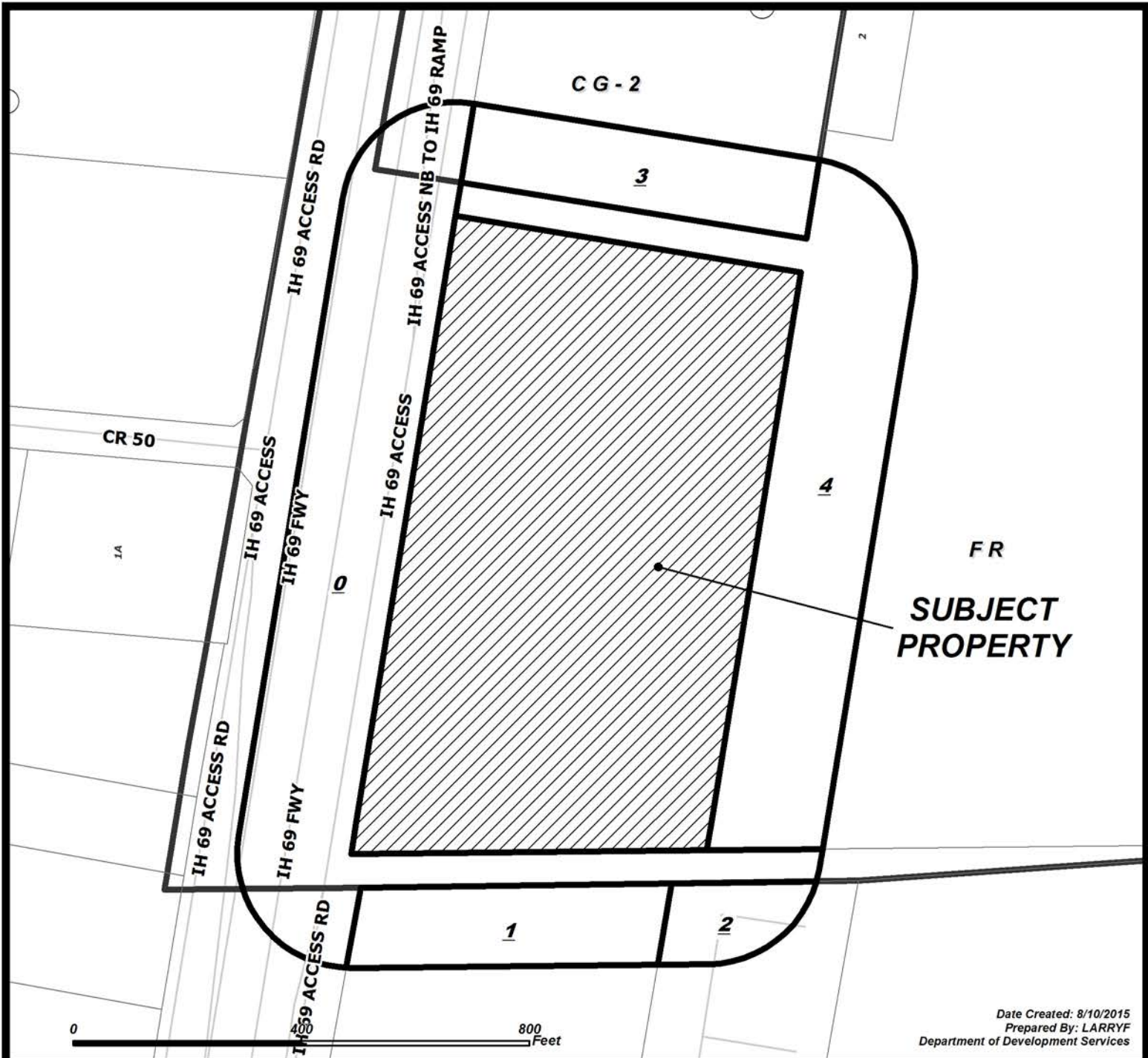
Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 4 within 200-foot notification area 1 outside notification area	
	<u>As of September 23, 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. Site Plan
3. Application



Date Created: 8/10/2015
 Prepared By: LARRYF
 Department of Development Services

CASE: 0815-02

ZONING & NOTICE AREA

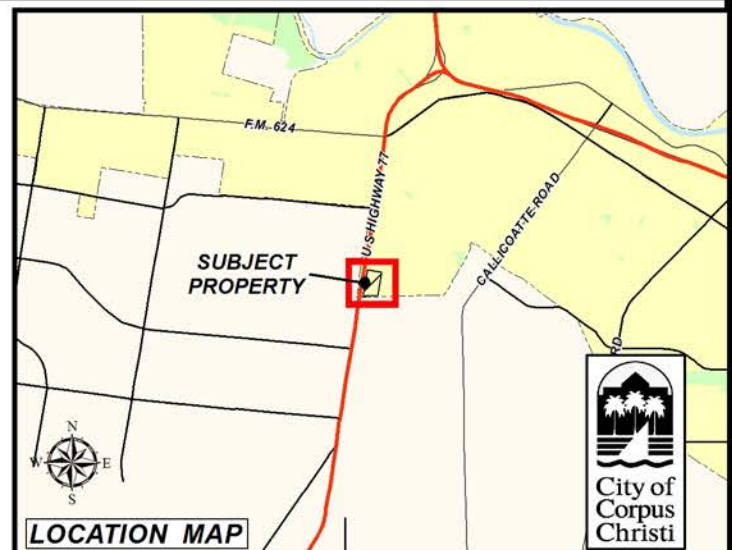
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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

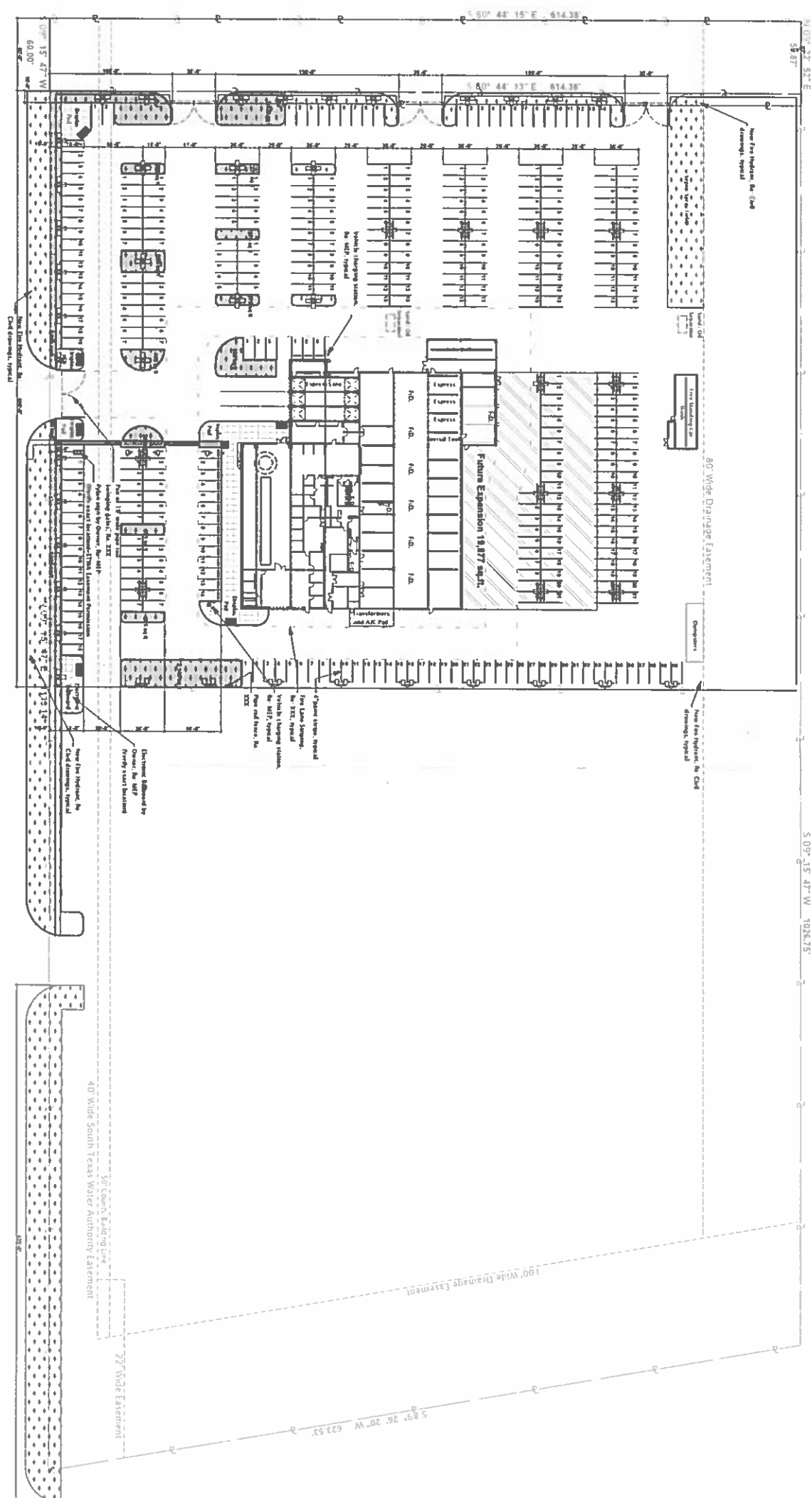
Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition



CHI-A100 scale 1 = 4



CB1-
A100

CONCLUSIONS

Hicks Family
Nissan

Robstown, TX, County

INCOMPLETE
NOT FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION
NAME: Emily D. Rozypal, AIA
REGISTRATION : #19900
DATE :EDR Architects, PLLC

phone 361.652.1681 crystal@edgarshirts.com



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2408 Leopard Street

REZONING APPLICATION

Case No.: 0815-02 Map No.: 066049
PC Hearing Date: 8-26-15 Proj.Mgr: Dolores

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: Urban Engineering Contact Person: Xavier Galvan
Mailing Address: 2725 Swantner Drive
City: Corpus Christi State: Tx ZIP: 78404 Phone: (361) 854-4187 ext. 217
E-mail: [REDACTED] Cell: ()

2. Property Owner(s): CAH-DHL Properties, LLC Contact Person: Charles A. Hicks
Mailing Address: 218 Lorraine Drive
City: Corpus Christi State: Tx ZIP: 78411 Phone: (361) 654-1955
E-mail: [REDACTED] Cell: ()

3. Subject Property Address: 3202 IH 69 Access Road Area of Request (SF/acres): 15.23 acres
Current Zoning & Use: FR - Agricultural Proposed Zoning & Use: CG-2 Auto Dealership
12-Digit Nueces County Tax ID: 2385 0060 0101
Subdivision Name: _____ Block: _____ Lot(s): port. 1-4 & 14-18
Legal Description if not platted: Out of Tract 6, Farias G. Grant

4. Submittal Requirements:

- ☒ Early Assistance Meeting: Date Held _____; with City Staff _____
☒ 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.

Owner or Agent's Signature

CHARLES A. HICKS

Owner or Agent's Printed Name

Applicant's Signature

Eugene C. Urban, Jr. - Urban Engineering

Applicant's Printed Name

Office Use Only: Date Received: 7/17/15 Received By: [Signature] ADP: NW
Rezoning Fee: 1976.75 + PUD Fee _____ + Sign Fee 20.00 = Total Fee \$1996.75
No. Signs Required 2 @ \$10/sign Sign Posting Date: 8-11-15



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Official Use Only

Case No.: _____ Map No.: _____

PC Hearing Date: _____ Proj.Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street

Hearing Time: 5:30 p.m.

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Mailing Address: 218 Lorraine Drive
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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

DEBORAH H. LAYTON
Owner or Agent's Printed Name

Applicant's Signature

Eugene C. Urban, Jr. - Urban Engineering
Applicant's Printed Name

Office Use Only: Date Received: 7/17/15 Received By: ANDREW ADP: NW

Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = Total Fee _____

No. Signs Required _____ @ \$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.

The owner is requesting a change of zoning from FR to CG-2 which is consistent with the Future Land Use map. The proposed use is for an auto dealership. The dealership will take up the North 6.0+/- acres, leaving the remainder undeveloped at this time. The building will be approximately 36,500 square feet with a future expansion of approximately 19,900 square feet. There will be approximately 436 total parking spaces.

2. Identify the existing land uses adjoining the area of request:

North - Auto Dealership (Zoned CG-2)

South - Vacant - Outside City Limits (OCL)

East - Agricultural (Zoned FR)

West - U.S. Highway 69 (Zoned FR)



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: CAH-DHL Properties, LLC

STREET: 218 Lorraine Drive

CITY: Corpus Christi, Texas

ZIP: 78411

FIRM is: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

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)

N/A

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

N/A

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

N/A

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

N/A

CERTIFICATE

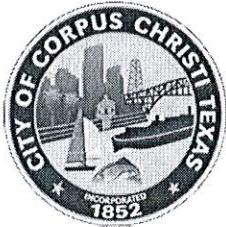
I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Charles A. Hicks
(Print Name)

Title: manager

Signature of Certifying Person: Charles A. Hicks

Date: 7.16.15



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Name

Consultant

N/A

CERTIFICATE

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Certifying Person: Eugene C. Urban, Jr.
(Print Name)

Title: authorized agent

Signature of Certifying Person: _____

Date: 7.22.15



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Name

Consultant

N/A

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: Deborah H. Layton

(Print Name)

Title: manager

Signature of Certifying Person: Deborah H. Layton

Date: 7/16/15



Job No. 39320.B5.04

July 9, 2015

Exhibit A
15.23 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 15.23 Acre Tract of Land, situated in the Gregorio Farias Grant, Abstract 592, out of the remainder of a 160.62 Acre Tract, described in a Deed from Gulf Coast Entertainment, LLC to Deluxe Properties, as recorded in Document Number 2002040593, of the Official Public Records of Nueces County, Texas, said 15.23 Acre Tract being more fully described as follows:

Commencing, at the Southwest corner of Lot 1, Block 1, M.E.R. Subdivision, a Map of which is recorded in Volume 67, Page 25, of the Map Records of Nueces County, Texas, on the East Right of Way of US Highway 69, the West line of the said 160.62 Acre Tract, from **Whence** a 5/8 Inch Iron Rod with a cap stamped "Texas Geotech" Found, Bears South 27°23'11" East, 0.25 Feet;

Thence, South 09°15'47" West, with the common line of the said East Right of Way, the said 160.62 Acre tract, 60.00 feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR. C.C.T.X." Set, for the **Point of Beginning** and the Northwest corner of this Tract;

Thence, South 80°44'13" East, 614.38 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR. C.C.T.X." Set, for the Northeast corner of this Tract, from **Whence**, a PK Nail Found, for the Southeast corner of the said Lot 1, Bears North 09°22'52" East, 59.87 Feet,

Thence, South 09°15'47" West, at 365.33 Feet pass a 5/8 Inch Iron Found with a cap stamped "Texas Geotech", in all 1026.75 Feet, to a 5/8 Inch Iron Rod Set with a cap stamped "URBAN ENG C.C.T.X.", on the North line of Lot 1, Block 1, Hominick Acres, a Map of which is recorded in Volume 44, Page 197, of the said Map Records, the South line of the said 160.62 Acre Tract, for the Southeast corner of this Tract, from **Whence**, a 5/8 Inch Iron Found, on the South line of the said 160.62 Acre Tract, for the Northeast corner of the said Hominick Acres, bears North 89°26'20" East, 242.93 Feet, a Type II TXDOT Monument Found on the South line of said 160.62 Acre Tract, for an outer ell corner of a 100 Foot wide drainage easement recorded in Document Number 2004037121, of the Official Public Records of Nueces County, Texas bears, North 89°26'20" East, 2741.66 Feet;

Thence, South 89°26'20" West, with the Common line of the said Lot 1, Block 1, Hominick Acres and the said 160.62 Acre Tract, at 74.3 feet, pass the Northeast corner of a 11.43 Acres out of the Mrs. Hermine Albert 153.69 Acre Tract, a Deed of which is recorded in Volume 2054, Pages 899-902, of the Deed Records of Nueces County, Texas, the Northwest corner of the said Lot 1, Block 1, Hominick Acres, continue with the common line of the said 11.43 acre tract and the said 160.62 Acre tract, in all, 623.53 Feet, to a 5/8 Inch Iron Rod Set with a cap stamped "URBAN ENG C.C.TX.", on the said East Right of Way, for the Southwest corner of the said 160.62 Acre tract and this Tract, from **Whence**, a 5/8 Inch Iron Found, on the South line of the said 11.43 acre tract, Bears, South 09°20'04" West, 771.75 Feet;

Thence, North 09°15'47" East, with the Common line of said East Right of Way and the said 160.62 Acre tract, at 767.61 feet pass, a 5/8 Inch Iron Found with a cap stamped "Texas Geotech", in all 1133.14 Feet, to the Point of Beginning, containing 15.23 Acres (663501 Sq. Ft) of Land, more or less.

Bearings based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.

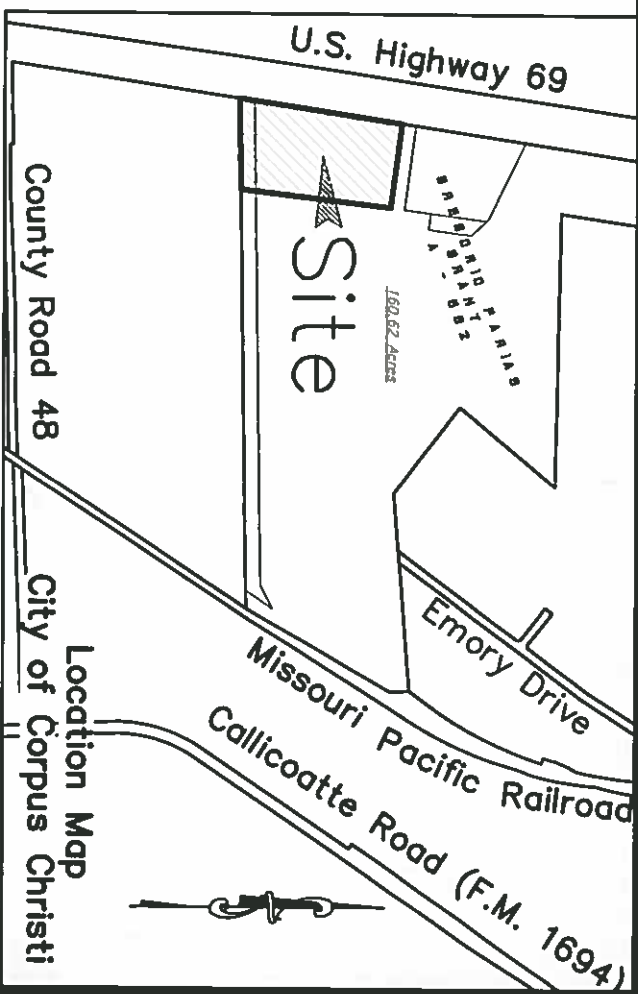
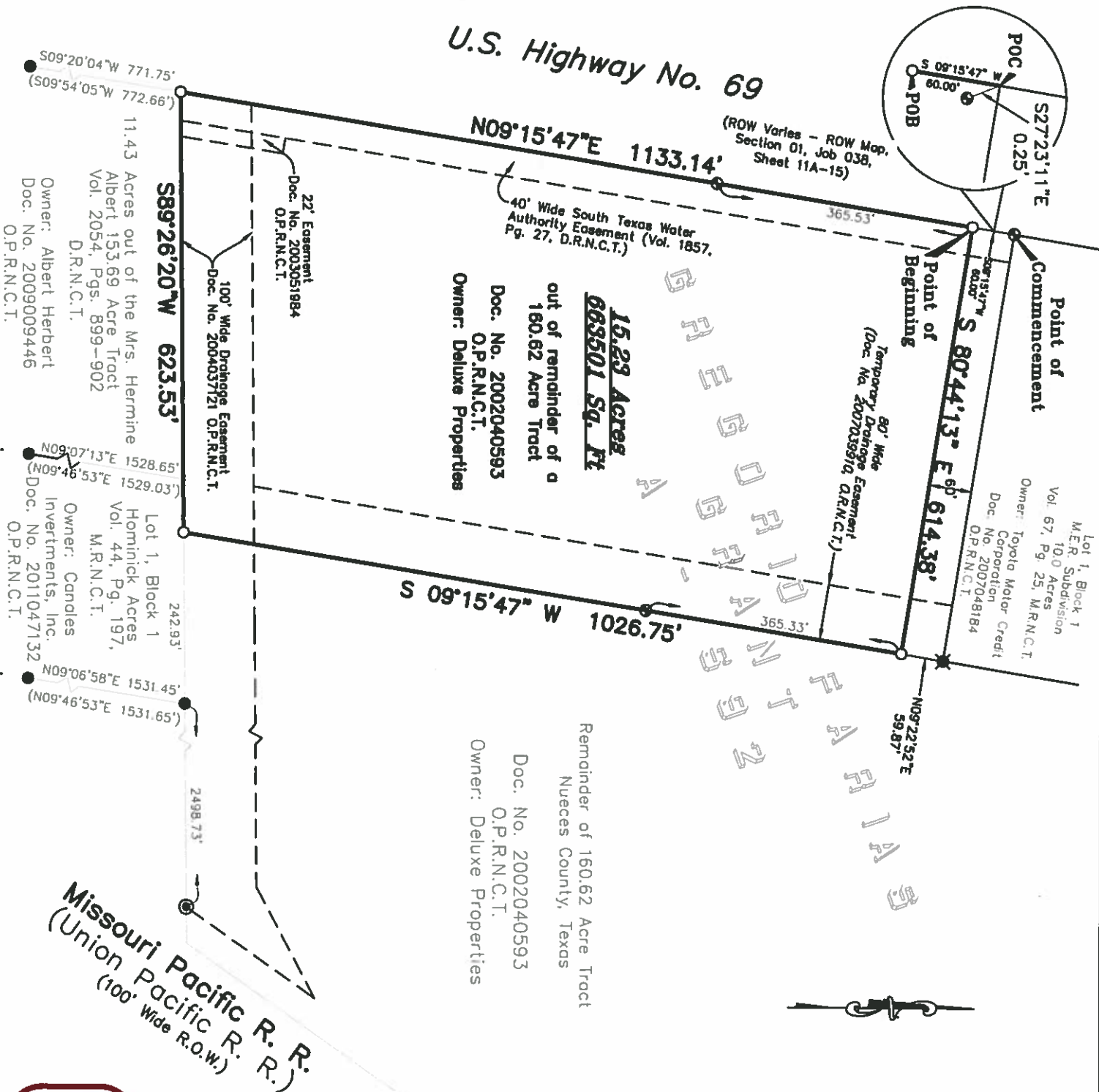


URBAN ENGINEERING

A handwritten signature in black ink that reads "James D. Carr". The signature is stylized, with the first letters of the first and last names being prominent.

James D. Carr, R.P.L.S.
License No. 6458

U.S. Highway No. 69



- Legend**
- 5/8 Iron Rod Set - Union Eng. Co. Inc.
 - Type II TXDOT Monument Found
 - 5/8 Inch Iron Rod Found
 - 5/8 Inch Iron Rod Found "Geotech"
 - ✱ PK Nail Found

Exhibit B Sketch to Accompany

Fieldnotes for A 15.23 Acre Tract, situated in the Gregorio Farias Grant, Abstract 592, out of the remainder of a 160.62 Acre Tract, described in a Deed from Gulf Coast Entertainment, LLC to Deluxe Properties, as recorded in Document Number 2002040593, of the Official Public Records of Nueces County, Texas.



DATE: July 9, 2015
SCALE: 1"=200'
JOB NO.: 39320.B5.04
SHEET: 1 of 1
DRAWN BY: XG



Post Office Drawer 749
Corpus Christi, Texas 78403-0749

Consent to Platting and Zoning

July 10, 2015

To Whom It May Concern:

Frost Bank (Lien Holder) is aware of, and consents to the submittal of a zoning and plat application to the City of Corpus Christi, by Urban Engineering for the property owned by CAH-DHL Properties, LLC. The property Tax I.D. no. is 2385-0060-0101 and is described as a 15.23 acres out of the Gregorio Farias Grant, Abstract 592, in Warranty Deed recorded in Document No. 2015008171, O.P.R.N.C.T. Frost Bank further consents to the submittal of any additional documents necessary for the completion of the platting and zoning effort associated with the subject property.

By: Alan R. Wilson
Alan R. Wilson, Market President