

PLANNING COMMISSION FINAL REPORT

Case No. 0617-03

INFOR No. 17ZN1021

Planning Commission Hearing Date: July 26, 2017

Applicant & Legal Description	<p>Owner: CC Ventures Equities IV, LP Applicant/Representative: Saquib Ahmed Location Address: 6802 Weber Road Legal Description: Being 0.839 acres of of the west 170 feet of Foxwood Estates Phase III, Block 11, Lot 2, located along the east side of Weber Road, north of Bratton Road, and south of Saratoga Boulevard.</p>			
Zoning Request	<p>From: "CN-1" Neighborhood Commercial District To: "CG-2" General Commercial District Area: 0.893 acres Purpose of Request: To allow for the construction of an Express Tunnel Car Wash on the western portion of the property fronting Weber Road and retain the Neighborhood Commercial on the eastern portion of the property to act as a zoning buffer.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"CN-1" Neighborhood Commercial District	Vacant	Commercial
	North	"CG-2" General Commercial	Commercial	Commercial
	South	"CN-1" Neighborhood Commercial District	Commercial	Commercial
	East	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	West	"IL" Light Industrial	Commercial	Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map and Southside ADP. Map No.: 047034 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 215 feet of street frontage along Weber Road which is designated as an "A3" Primary Arterial Divided Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Weber Road	"A3" Primary Arterial	95' ROW 64' paved	90' ROW 70' paved	3,301 ADT (2013)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District to allow for the construction of an Express Tunnel Carwash on the western portion of the property fronting Weber Road and retain the Neighborhood Commercial on the eastern portion of the property to act as a zoning buffer. The Neighborhood Commercial District portion would be developed as retail space for lease.

Development Plan: The subject property is comprised of 0.893 acres and is proposed to be an Express Tunnel Carwash fronting Weber Road with a 15,000 sf. leased retail building on the remainder of the property adjacent to the abutting residential use.

Existing Land Uses & Zoning: The subject property is currently zoned "CN-1" Neighborhood Commercial District and is vacant land. To the east is Summer Wind Village subdivision with single-family residences zoned "RS-6" Single-Family 6 District. The subdivision was platted in 2013. To the north, rezoning cases occurred in 1981 to "CG-2" General Commercial District and is operating as a self-storage facility. To the south is a convenience store with fuel sales and is zoned "CN-1" Neighborhood Commercial District, which was rezoned in 2005. To the east, across Weber Road is "IL" Light Industrial District, rezoned in 1982, with uses that include a pest control center and gym/recreational facility.

AICUZ: The subject property is located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ). It is located in the APZ-2 zone. It meets the compatibility requirement of SLCUM 55 in and APZ-2 zone as outlined in the Unified Development Code. The Airport Operations Manager confirmed the use is appropriate.

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial is consistent with the Future Land Use Map and with the following policies of the Southside ADP and PlanCC:

- High-intensity commercial and industrial areas should be buffered to provide transition from low-density residential areas through the existence of: A) Main roads; B) Public and institutional buildings; C) Open space; D) Scale of design; and E) Other transitional land uses. (*Southside ADP Policy Statement B.6*)
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (Plan CC, Element 4, Goal 2).

- Encourage orderly growth of new residential, commercial, and industrial areas. (PlanCC, Element 7, Goal 1, Strategy 4).
- 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. (PlanCC, Element 7, Goal 1, Strategy 5).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map, PlanCC, and the Southside Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area.
- Surrounding properties have been rezoned with a pattern towards commercial development.
- The dryers for the bay face Weber Road and according to the specifications emit 75 decibels at 100 feet.
- The compression for the vacuum system consist of one compressor that will be placed underground.
- The property abutting the residential zoning will remain CN-1 to maintain the current buffer to protect the residences. The retail development will still need to abide all requirements of the Unified Development Code (UDC). Specific requirements would entail a 10 foot buffer between the CN-1 and residential with 10 points to obtain. Additionally, the "CN-1" District does not allow bars, pubs, taverns, or nightclubs.
- The use is appropriate for the APZ-2 overlay.
- There was a previous case in 2005 for multi-family and commercial use for this property. At that time the application specified the land would be used for multi-family and commercial uses, however, the specific commercial use was not indicated at that time. The application was denied for the multifamily use and the commercial use was maintained.

Planning Commission and Staff Recommendation (July 26, 2017):

Approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District.

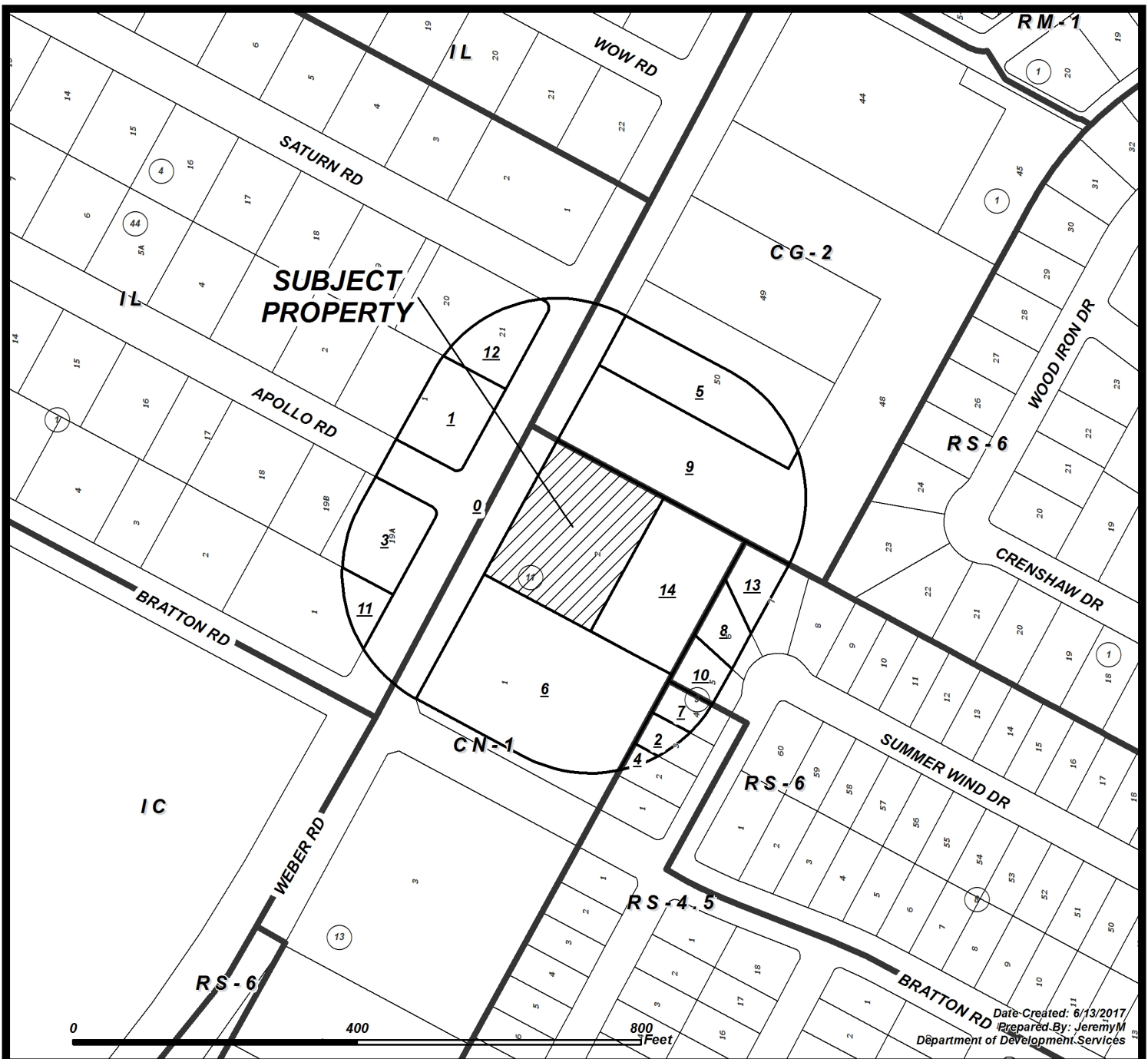
Vote Results:

For:	6
Opposed:	0
Absent:	3
Abstained:	0

Public Notification	Number of Notices Mailed – 14 within 200-foot notification area 5 outside notification area
	<u>As of September 5, 2017:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.0% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)
- C. Outdoor Dryer Noise Diagram and Underground Vacuum Pump Noise Diagram
- D. Site Plan



CASE: 0617-03 ZONING & NOTICE AREA

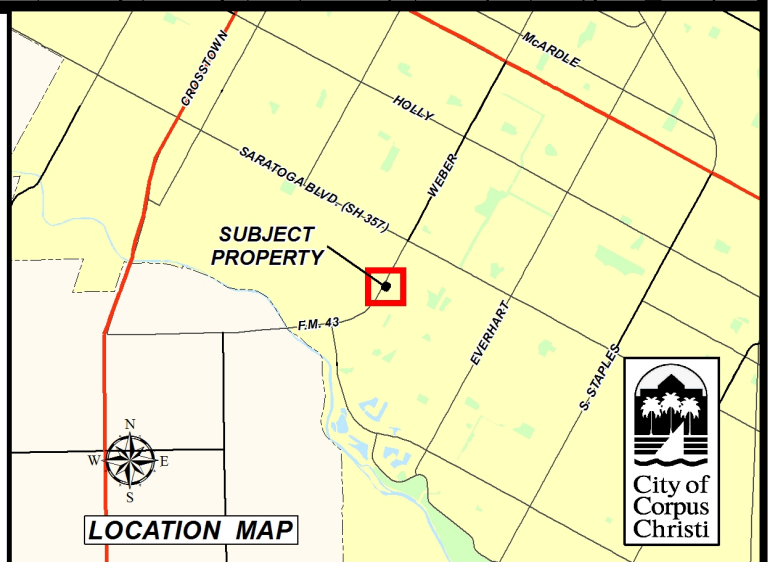
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF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

4 Owners within 200' listed on attached ownership table

Owners in favor

X Owners in opposition



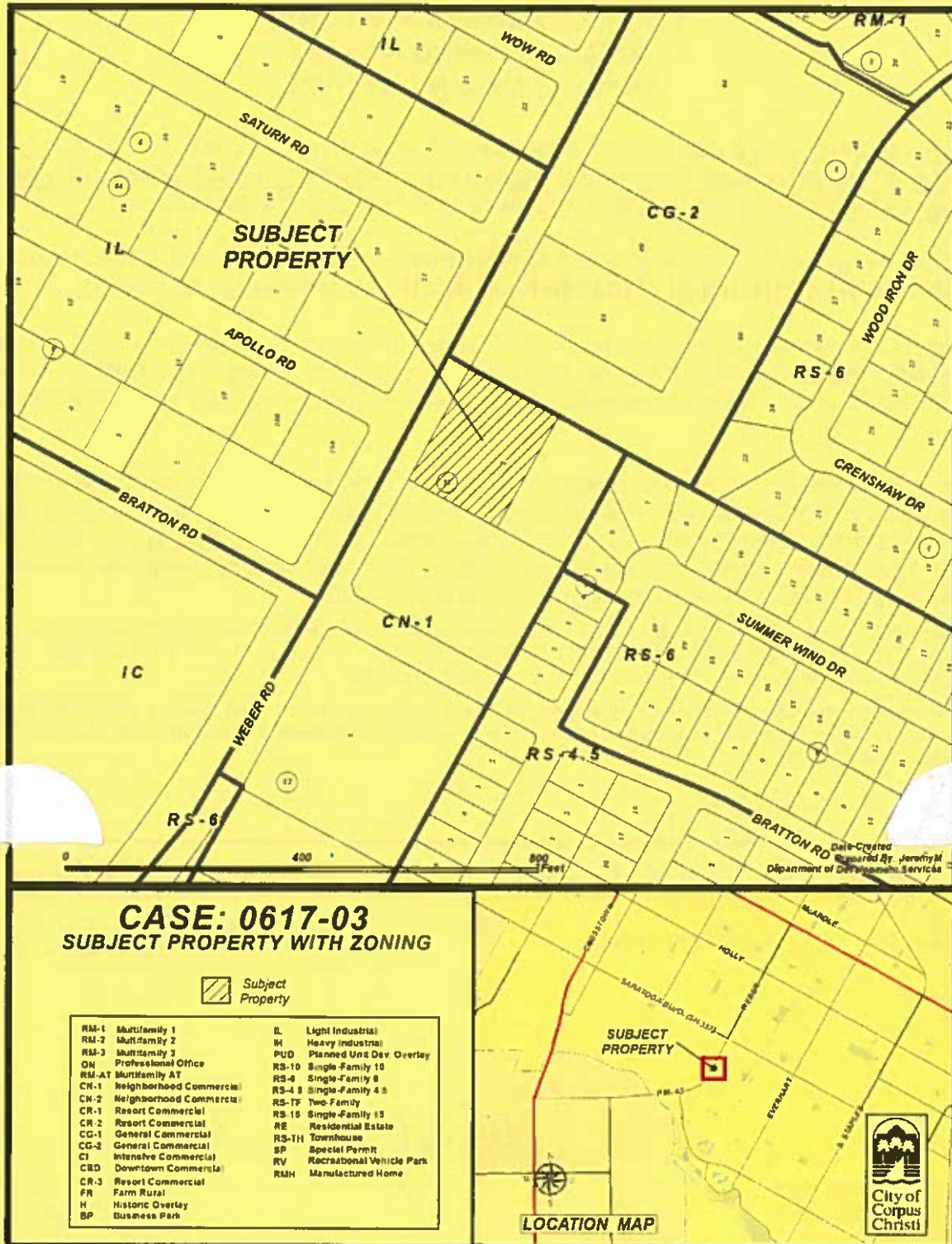
City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469



U.S. POSTAGE PITNEY BOWES
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02 4W
0000340617 JUL 14 2017

1 578500040010
SRF INC
615 S UPPER BROADWAY
Corpus Christi, TX 78401

RECEIVED
JUL 15 2017
BY: _____



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. 0617-03**

CC Ventures Equities IV, LP, has petitioned the City of Corpus Christi to consider a change of zoning from the **"CN-1" Neighborhood Commercial District** to the **"CG-2" General Commercial, not resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

Being the west 170 feet of Foxwood Estates Phase III, Block 11, Lot 2, located along the east side of Weber Road, north of Bratton Road, and south of Saratoga Boulevard.

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 on **Wednesday, July 26, 2017**, 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: _____

SRF, Inc

Address: _____

615 S. Upper Broadway

City/State: _____

Corpus Christi TX 78401

(☒) IN FAVOR

() IN OPPOSITION

Phone: _____

361-884 8857

REASON:

Signature _____

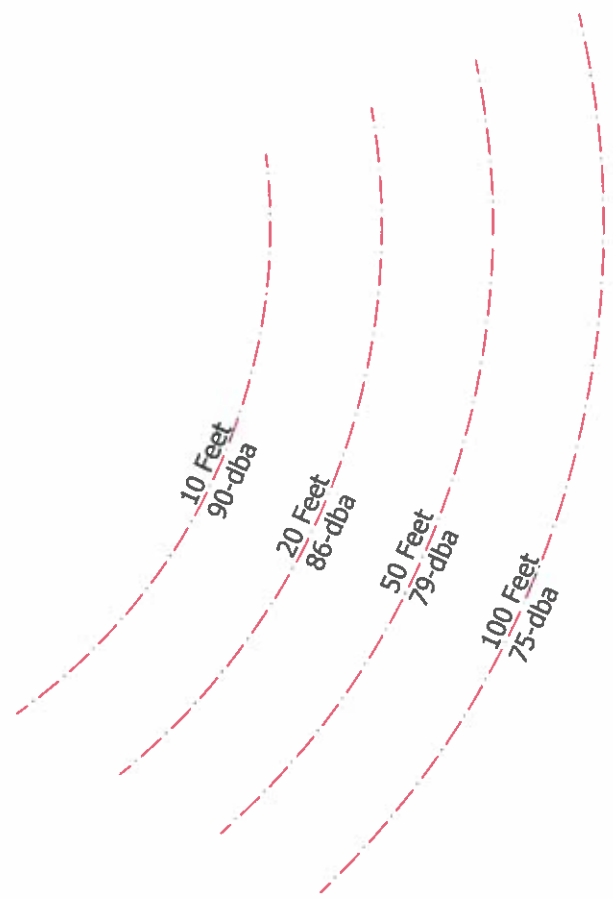
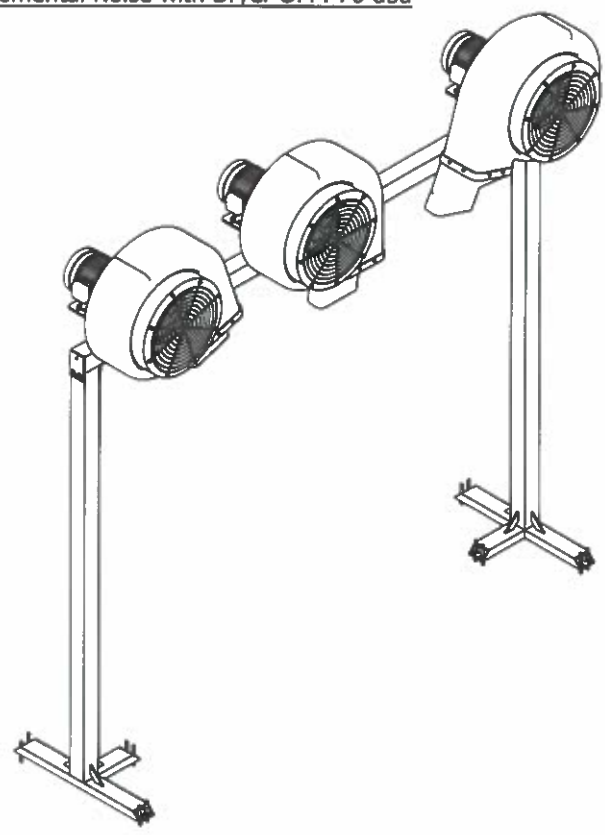
Della Webb CEO

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1021
Property Owner ID: 1


Case No. 0617-03
Project Manager: Laura Sheldon
Email: LauraS2@cctexas.com

4 | 3 | 2 | 1

Enviromental Noise with Dryer OFF: 70 dba

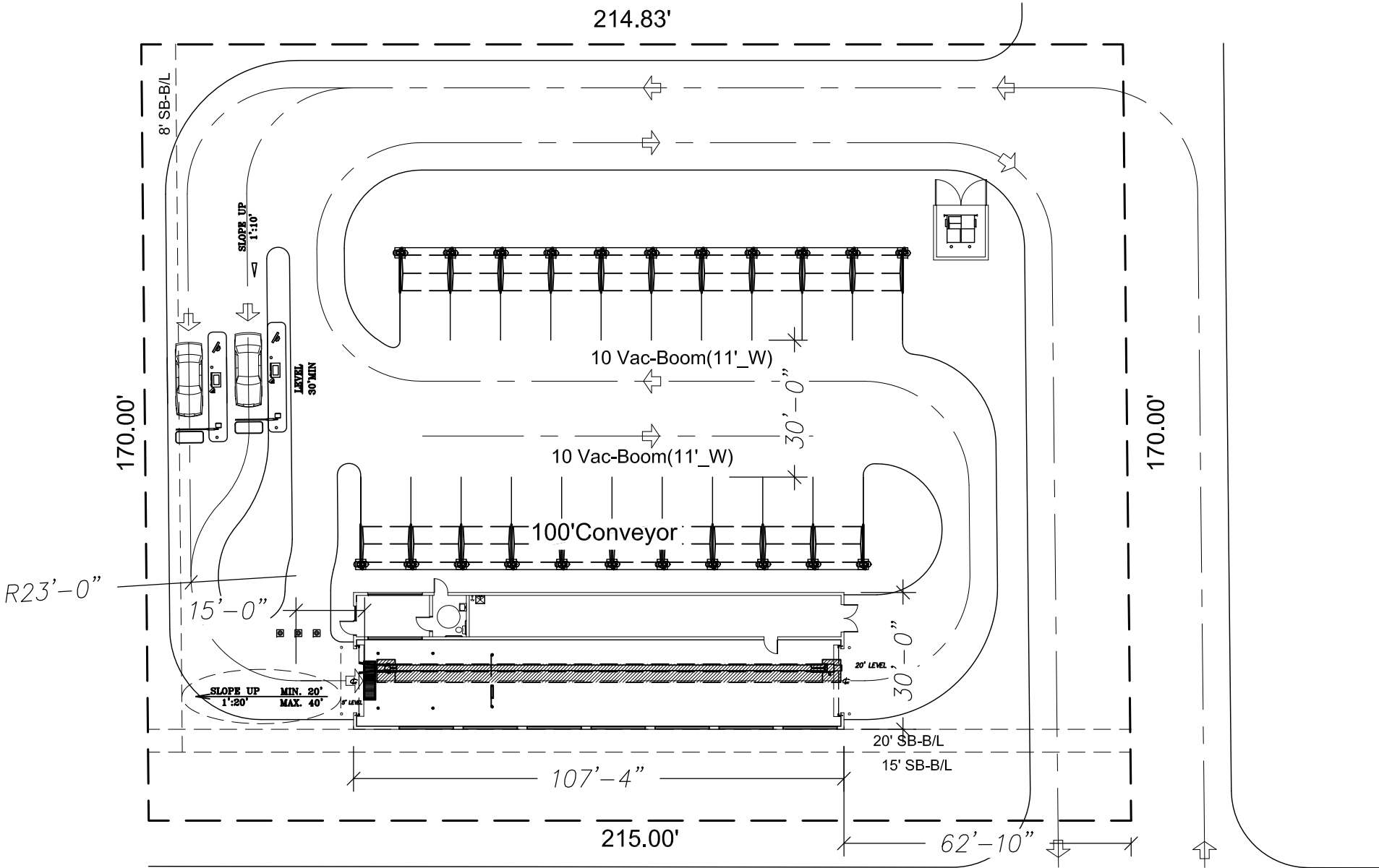


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 THIRD ANGLE PROJECTION BREAK ALL SHARP CORNERS PART TO BE FREE OF BURRS UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES	MACHINING TOLERANCES FRACTIONS 1/16" XX DECIMAL ± 0.030 XXX DECIMAL ± 0.005 ANGULARITY ± 2° FINISH 125		DRAWN LVerdeca APPROVED 8/1/2012		8/26/2011		SONNY'S ENTERPRISES THE CARWASH FACTORY			
	CATEGORY BLOWER		DESCRIPTION BLOWER ASSEMBLY, ONE ARCH 45HP		PART NUMBER BL1-45HP-1					
	THIS SHEET CONTAINS CONFIDENTIAL INFORMATION, TRADES AND TRADE SECRETS OF SONNY'S ENTERPRISES, INC. ANY UNAUTHORIZED USE OR DISCLOSURE OF ANY PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF SONNY'S ENTERPRISES, INC. ALL RIGHTS RESERVED.		SHEET 2 OF 2		SIZE A		SCALE N.T.S.			

MATERIAL 4 | 3 | 2 | 1

EXHIBIT C
OUTDOOR DRYERS FACING WEBER ROAD



SITE LEGEND

Handicap Parking	♿
Proposed Curb Site	—
Boundary Line	—
Center Line of Road	—
Setbacks	---

- GENERAL NOTES
1. All center line of road curb radii to be 23' unless otherwise noted.
 2. All vacuum spaces are 9'-10" unless otherwise noted.

PRELIMINARY PLAN NOTE

This plan has been prepared with the best available information provided by the customer, without the benefit of a survey in some cases. the engineer has not conducted any code research regarding, but not limited to, permitted uses, setbacks, buffers, access, required parking, landscaping, far, ISR, storm water management, utilities, right of way acquisition or easements to benefit accurate layout orientation and configuration.



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17301-C5- AHMED FAIZ-CORPUS .

Scale: N.T.S. Location: TX

Sheet	Rev.
01	-0-

CARWASH LAYOUT

"DRAFT"

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Date:	05.31.17
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