

# PLANNING COMMISSION FINAL REPORT

Case No. 0917-02

INFOR No. 17ZN1026

Planning Commission Hearing Date: November 1, 2017

Applicant & Legal Description	<p><b>Owner:</b> Ardoin Inc.  <b>Applicant/Representative:</b> Jacob Glaze  <b>Location Address:</b> 8154 Leopard Street and 8128 Leopard Street  <b>Legal Description:</b> Suntide Industrial Park, Block 2, Lots 1 and 2, located along the north side of Leopard Street, east of Tuloso Road, and west of Suntide Road</p>			
Zoning Request	<p><b>From:</b> "CG-2/SP" General Commercial District with Special Permit  <b>To:</b> "IL" Light Industrial District  <b>Area:</b> 7.89 acres  <b>Purpose of Request:</b> This request is to use the property for the selling or leasing of storage space for materials, storage containers, and office trailers; the sale or rental of or maintenance and repair work on storage containers and office trailers.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"CG-2/SP" General Commercial District With A Special Permit	Vacant	Light Industrial
	<i>North</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>South</i>	"CG-2" General Commercial District	Vacant Commercial	Light Industrial Commercial
	<i>East</i>	"IL" Light Industrial District	Light Industrial	Light Industrial
	<i>West</i>	"CG-2" General Commercial District "ON" Neighborhood Office District	Public/Semi-Public	Light Industrial
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Future Land Use Map, however has some inconsistencies with the Port/Airport/Violet ADP.  <b>Map No.:</b> 056047  <b>Zoning Violations:</b> V082646 on May 5, 2017. Zoning violation setbacks: All buildings and outside storage with a height of more than six (6) feet must be setback at a minimum of 50 feet from northern property line.</p>			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 565 feet of street frontage along Leopard Street and 200 feet on Tuloso Road which are both designated as “A2” Secondary Arterial streets.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Leopard Street	“A2” Secondary Arterial Divided	100’ ROW 54’ paved	160’ ROW 100’ paved	No Data Available
	Tuloso Road	“A2” Secondary Arterial Divided	100’ ROW 54’ paved	85’ ROW 25-80’ paved	No Data Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “CG-2/SP” General Commercial District with Special Permit to the “IL” Light Industrial District to allow for the selling or leasing of storage space for materials, storage containers, and office trailers; the sale or rental of; or maintenance and repair work on storage containers and office trailers.

**Development Plan:** The subject property is comprised of 7.89 acres and is proposed to be leased for the storage, sale, and maintenance of storage containers. The containers are proposed to be stacked three high.

**Existing Land Uses & Zoning:** “CG-2/SP” General Commercial District with Special Permit. The north is the Douglas Subdivision, zoned “RS-6” Neighborhood Residential District with low density residential use. The east is “IL” Light Industrial District with light industrial use. To the south is “CG-2” General Commercial District with a mix of commercial, industrial, and vacant uses. The west is zoned “CG-2” General Commercial District and “ON” Neighborhood Office District with public/semi-public use.

**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.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan (ADP). The proposed rezoning to the “IL” Light Industrial District is compatible with the Future Land Use Map and Plan CC, however has some inconsistencies with the Port/Airport/Violet Area Development Plan. The following policies of the Port/Airport/Violet ADP and PlanCC are applicable to this case:

- Noise impacts from non-residential uses should be reduced by creating a buffer of open spaces between the two areas. Such spaces may be landscaped areas, a street, a screening fence, larger setbacks etc. (*Port/Airport/Violet ADP, Policy Statement B2.B.*).
- Place low intensity activities next to single family uses (*Port/Airport/Violet ADP, Policy Statement B2.C.*).
- The City has obligations to many stakeholders to manage development in an orderly fashion for the benefit of the community as a whole and for the environment. However, the City understands an obligation, in compliance with applicable law or regulation, to support private property rights. (Plan CC, Principles, Page 15).
- Corpus Christi sustains and maintains established neighborhoods. (PlanCC, Element 3, Goal 7).
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (PlanCC, Element 4, Goal 2).
- 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).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (PlanCC, Element 7, Goal 3).

**Department Comments:**

- The proposed rezoning is compatible with the Future Land Use Map and Plan CC, however has some inconsistencies with the Port/Airport/Violet Area Development Plan.
- The rezoning is not transitional to a lesser intensity to the residential use on the northern boundary of the subject property, however a 15 foot buffer is required for redevelopment and a 20 foot buffer for new development along the northern portion of the property abutting the residences, per the UDC.
- A site visit found this use disruptive to the neighborhood due to the amount of dust generated to the neighborhood. For building permit to be issued, the applicant will need to work with staff to develop a yard solution to provide dust control.
- The city noise ordinance will provide protection to the neighborhood. It specifies allowable decibels for determined work hours.
- The original special permit specifically describes the use for oil field related equipment.
- There is not a certificate of occupancy for the current use. The applicant will apply for certificate of occupancy.

**Planning Commission and Staff Recommendation (November 1, 2017):**

Approval of the change of zoning from the "CG-2/SP" General Commercial District with a Special Permit to the "IL" Light Industrial District.

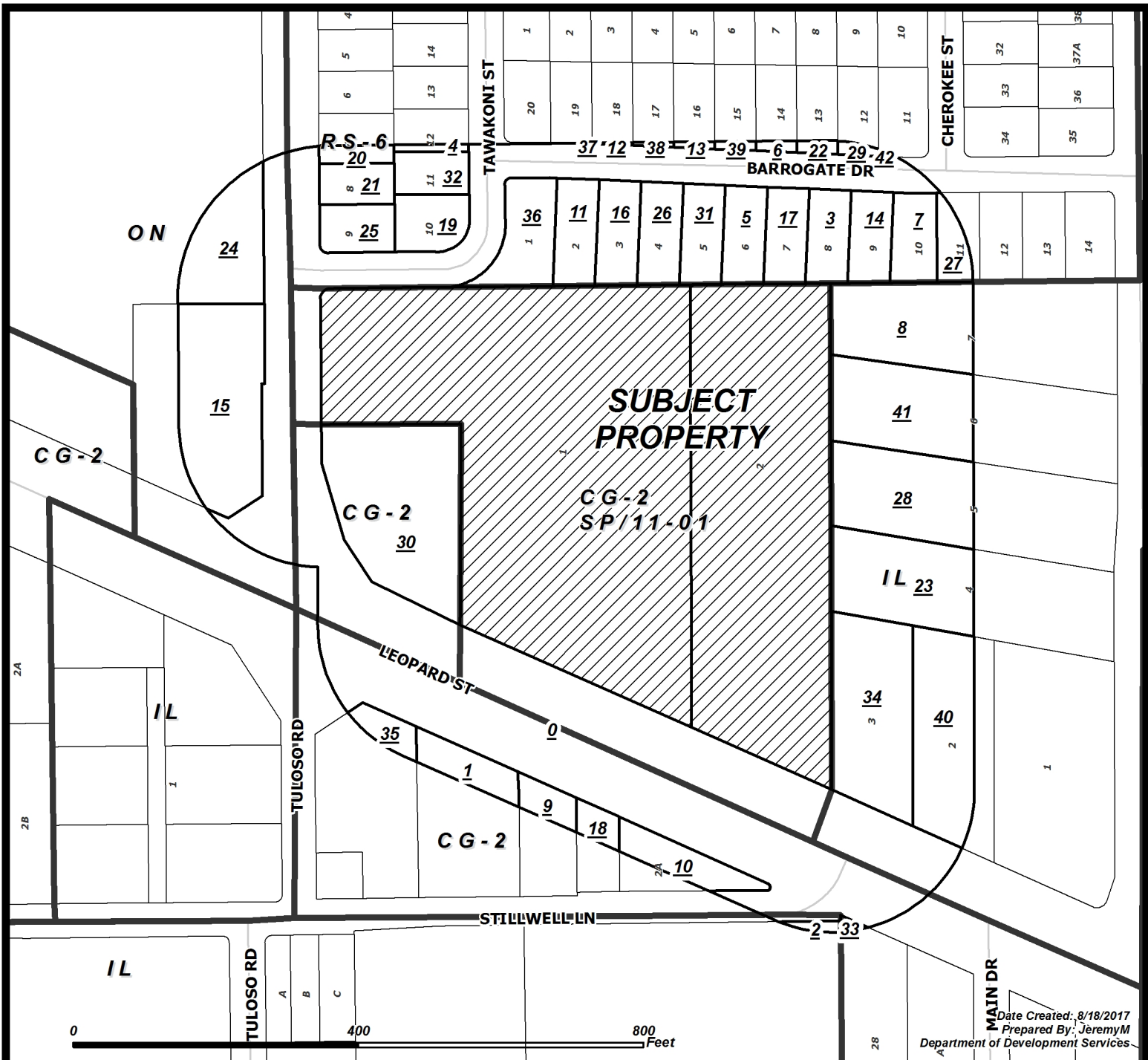
**Vote Results:**

For:	4
Opposed:	1
Absent:	3
Abstained:	0

<b>Public Notification</b>	<p>Number of Notices Mailed – 42 within 200-foot notification area 1 outside notification area</p> <p><b><u>As of November 14, 2017:</u></b></p> <p>In Favor – 7 inside notification area – 0 outside notification area</p> <p>In Opposition – 2 inside notification area – 0 outside notification area</p> <p>Totaling 1.11% of the land within the 200-foot notification area in opposition.</p>
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**Attachments:**

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



Date Created: 8/18/2017  
 Prepared By: Jeremy M  
 Department of Development Services

## CASE: 0917-02 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



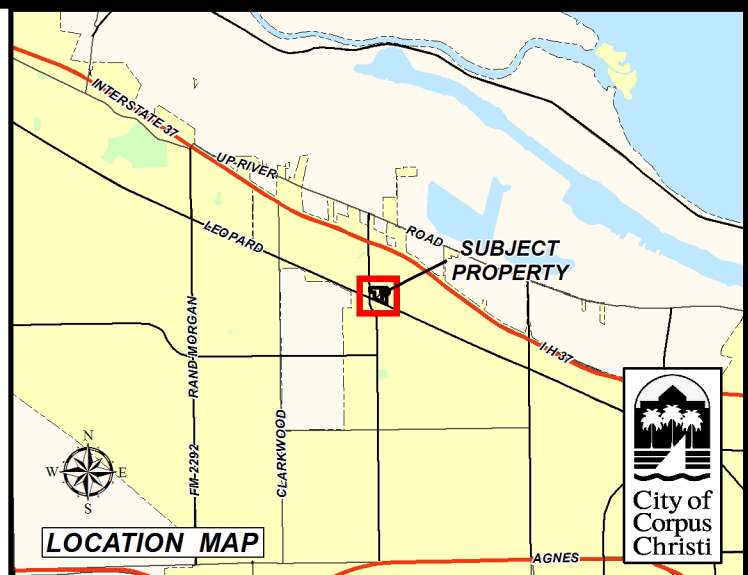
Owners  
 in favor

4

Owners within 200' listed on  
 attached ownership table

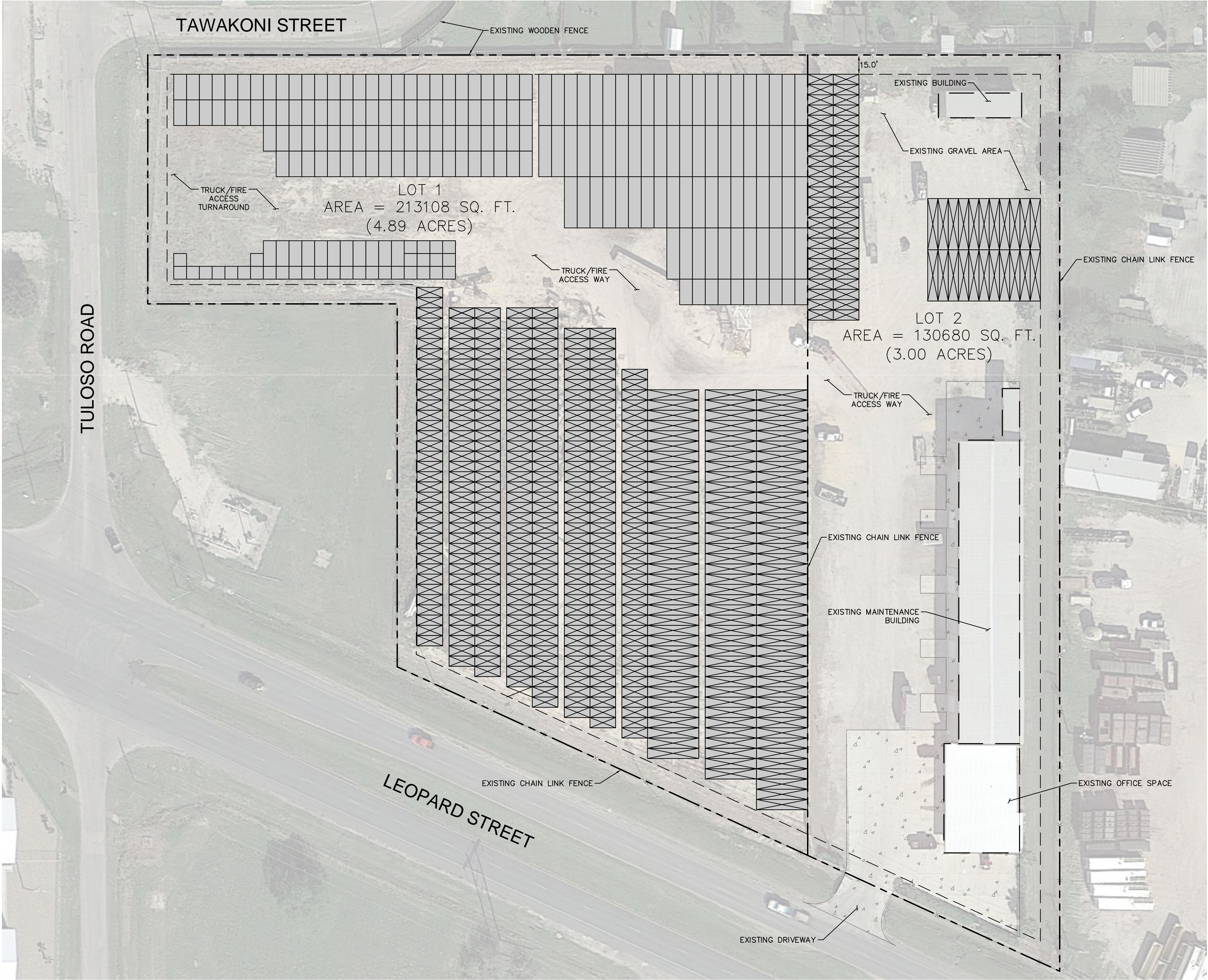


Owners  
 in opposition





Plotted By: Glaze, Jacob    Sheet Set: Kha    Layout: PRELIMINARY SITE PLAN    September 18, 2017    09:18:45am    K:\ORA\_LDEV\Mobile Mini\XXXXXXXXXX - Corpus Christi\CAD Exhibits\ Preliminary Site Plan.dwg    This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



## LEGEND

	EXISTING PROPERTY LINE
	EXISTING BUILDING AREA
	EXISTING FENCE
	BUILDING/STORAGE SET BACK LINE
	EXISTING CONCRETE AREA
	CONTAINER UNITS (MAX HEIGHT 25'5")
	MISC. EQUIPMENT UNITS (MAX HEIGHT 15')

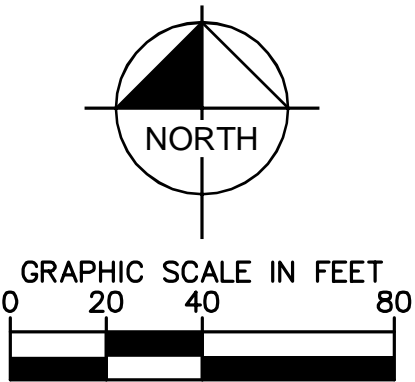
PROJECT DESCRIPTION	
SITE AREA	7.89 ACRES
SITE LOCATION/ADDRESS	8154 & 8128 LEOPARD STREET
EXISTING ZONING	B-4 (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING	IL (LIGHT INDUSTRIAL)
EXISTING BUILDING AREA	±18,200 SF

SITE DATA	
LOCAL JURISDICTION: CITY OF CORPUS CHRISTI	
PROPOSED DEVELOPMENT AREA: 7.89 ACRES	
LANDSCAPE/PERVIOUS AREA: 7.08 ACRES (88.9% OF TOTAL AREA)	
BUILDING AREA: 0.42 ACRES (5.3% OF TOTAL AREA)	
PAVED AREA: 0.46 ACRES (5.8% OF TOTAL AREA)	

## PROJECT TEAM

**OWNER/DEVELOPER**  
MOBILE MINI  
4646 EAST VAN BUREN STREET, SUITE 400  
PHOENIX, AZ 85008  
PH: (866) 344-4092

**CIVIL ENGINEER/APPLICANT**  
JACOB GLAZE  
KIMLEY-HORN AND ASSOCIATES, INC.  
765 THE CITY DRIVE, SUITE 200  
ORANGE, CALIFORNIA 92668  
PH: (714) 705-1374  
FAX: (714) 793-9488



No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668  
PHONE: 714-939-1030 FAX: 714-938-9488  
WWW.KIMLEY-HORN.COM

KHA PROJECT	
DATE	9/15/17
SCALE:	AS SHOWN
DESIGNED BY:	TDK
DRAWN BY:	TDK
CHECKED BY:	JSG

<b>SITE RE-ZONING</b> PREPARED FOR <b>MOBILE MINI - CORPUS CHRISTI</b> CITY OF CORPUS CHRISTI TEXAS
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**NOT FOR  
CONSTRUCTION**

**PRELIMINARY SITE PLAN**

SHEET NUMBER  
**1 OF 2**



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

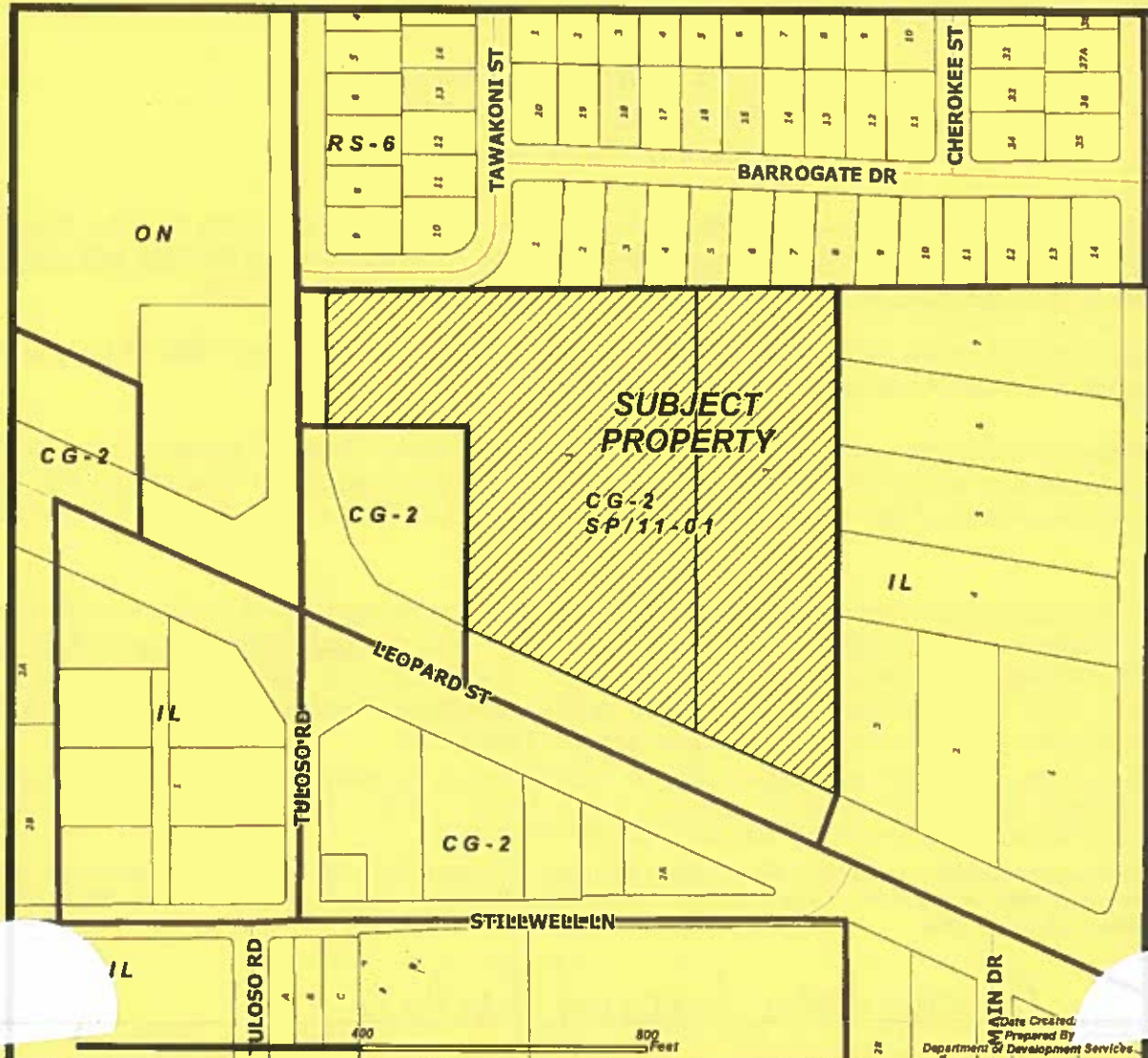


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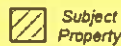


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CORPUS CHRISTI, TX 78404 05



**CASE: 0917-02**  
**SUBJECT PROPERTY WITH ZONING**



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	BI 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
CN-1 Resort Commercial	RS-18 Single-Family 18
CN-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 Intensive 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	



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.

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0917-02**

**Ardoyn Inc.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2/SP" General Commercial District with Special Permit** to the **"IL" Light Industrial District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Suntide Industrial Park Block 2, Lot 1 and 2, located along the north side of Leopard Street, east of Tuloso Road, and west of Suntide Road.**

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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, October 4, 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.

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Printed Name: Adriana Ortiz-General Partner  
Address: 102 Airport Rd. City/State: CL TX  
(☒) IN FAVOR ( ) IN OPPOSITION Phone: (361) 881-9313

REASON:

Adriana Ortiz  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1026  
Property Owner ID: 28

Case No. 0917-02  
Project Manager: Laura Sheldon  
Email: LauraS2@cctexas.com



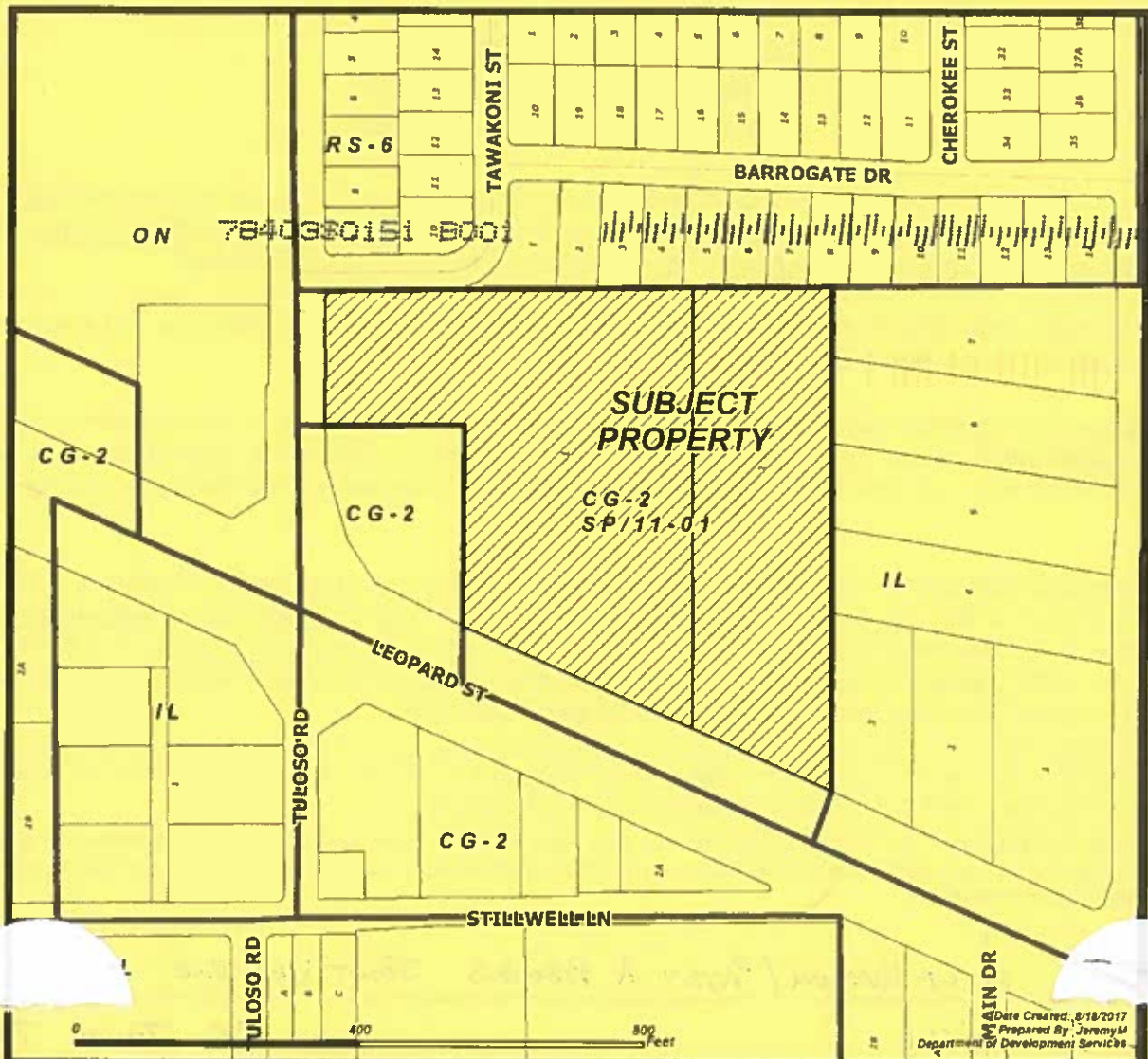
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P.O. Box 9277  
Corpus Christi, Texas 78469



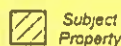
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Corpus Christi, TX 78403



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**CASE: 0917-02**  
**SUBJECT PROPERTY WITH ZONING**



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RM-2 Multifamily 2	IH Heavy Industrial
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CN-1 Neighborhood Commercial	RS-4-S Single-Family 4 S
CN-2 Neighborhood Commercial	RS-1F Two-Family
CR-1 Resort Commercial	RS-1S Single-Family 1S
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
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H Historic Overlay	
BP Business Park	



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Printed Name: GULF HUDSON / PATSY A BROOKS JOINT VENTURE

Address: PO Box 151 City/State: CC TEXAS 78403

☒ IN FAVOR      ( ) IN OPPOSITION      Phone: \_\_\_\_\_

REASON: REZONING COULD  
INCREASE  
DEVELOPMENT

GULF HUDSON HOLDINGS LTD

BY: Garnett T. Brooks

Signature GARNETT T. BROOKS  
MANAGER OF  
GENERAL PARTNER

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1026  
Property Owner ID: 9

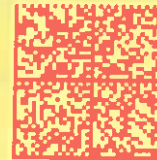
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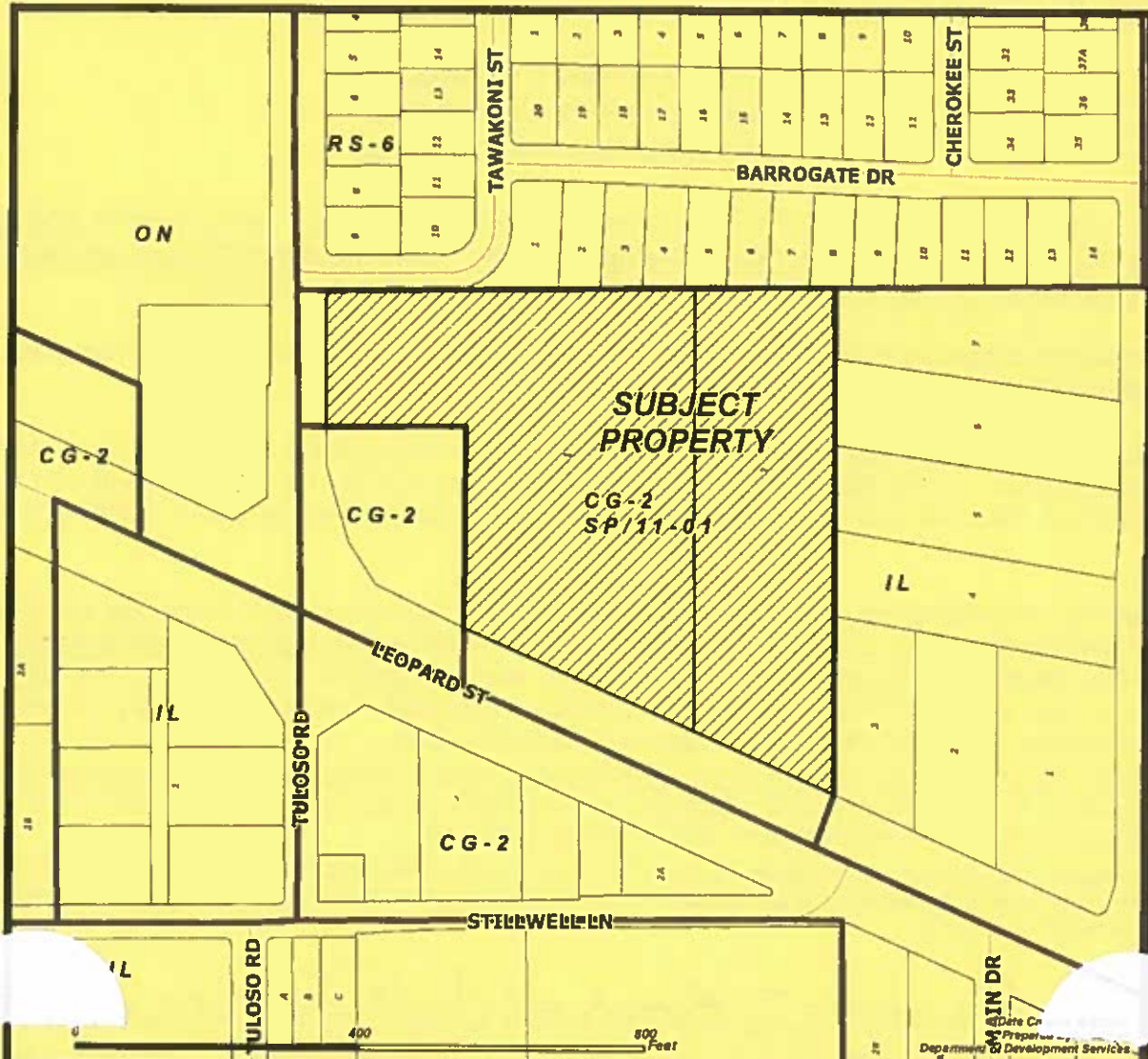
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Printed Name: Garnett T. Brooks (Gulf Hudson Holdings)

Address: P.O. Box 151 City/State: Corpus Christi TX

☒ IN FAVOR ( ) IN OPPOSITION Phone: 361-882-3311 78403

REASON:

Garnett T. Brooks  
Signature

SEE MAP ON REVERSE SIDE  
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Property Owner ID: 35

Case No. 0917-02  
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Email: LauraS2@cctexas.com

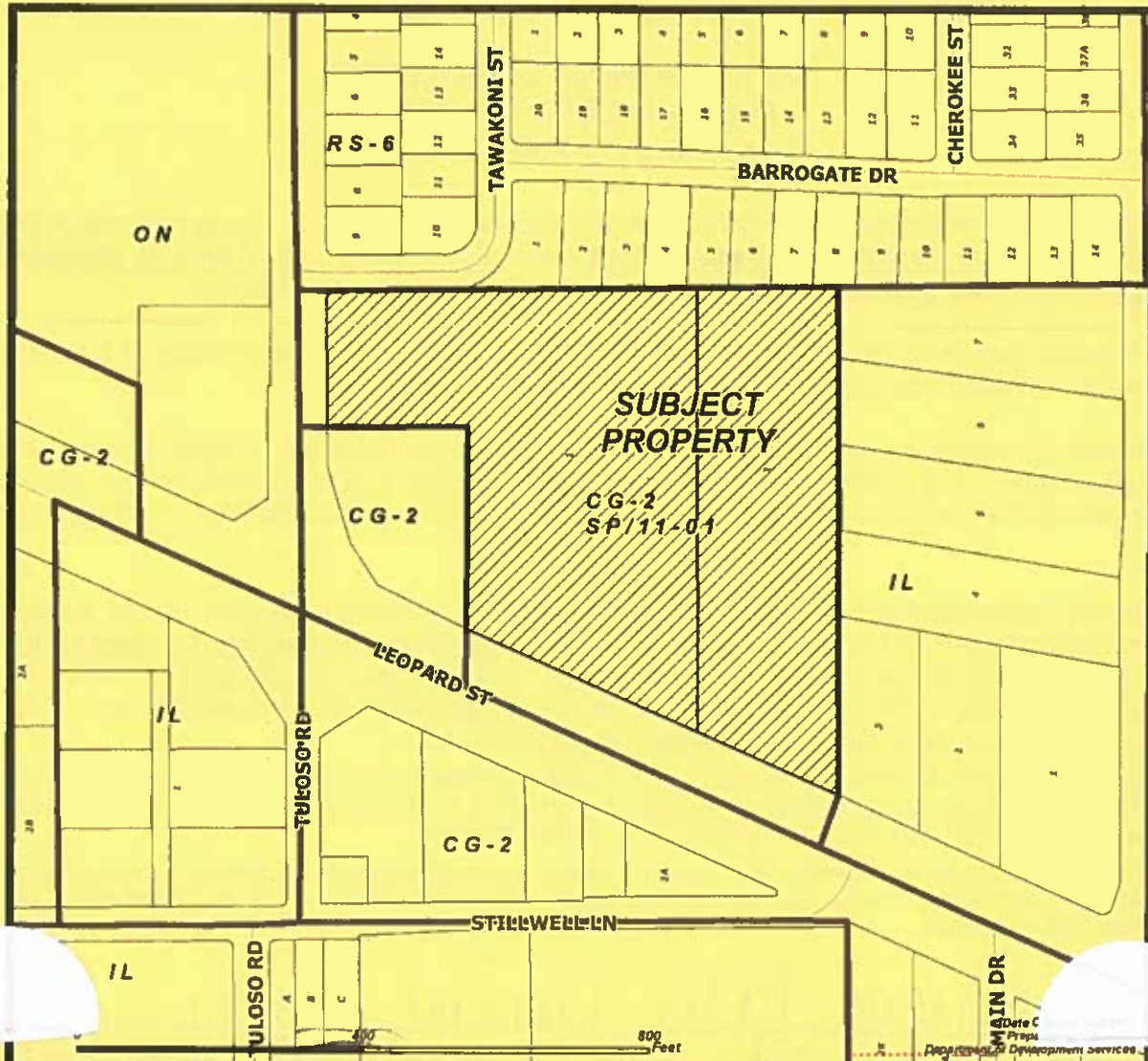


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BP Business Park	



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0917-02**

**Ardoyn Inc.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2/SP" General Commercial District with Special Permit** to the **"IL" Light Industrial District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

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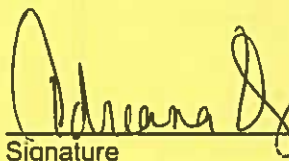
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Printed Name: Adriana Ortiz - General Partner  
Address: 102 Airport Rd. City/State: Corpus Christi TX  
☒ IN FAVOR      ☐ IN OPPOSITION      Phone: (361) 881-9373

REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1026  
Property Owner ID: 40

Case No. 0917-02  
Project Manager: Laura Sheldon  
Email: LauraS2@cctexas.com



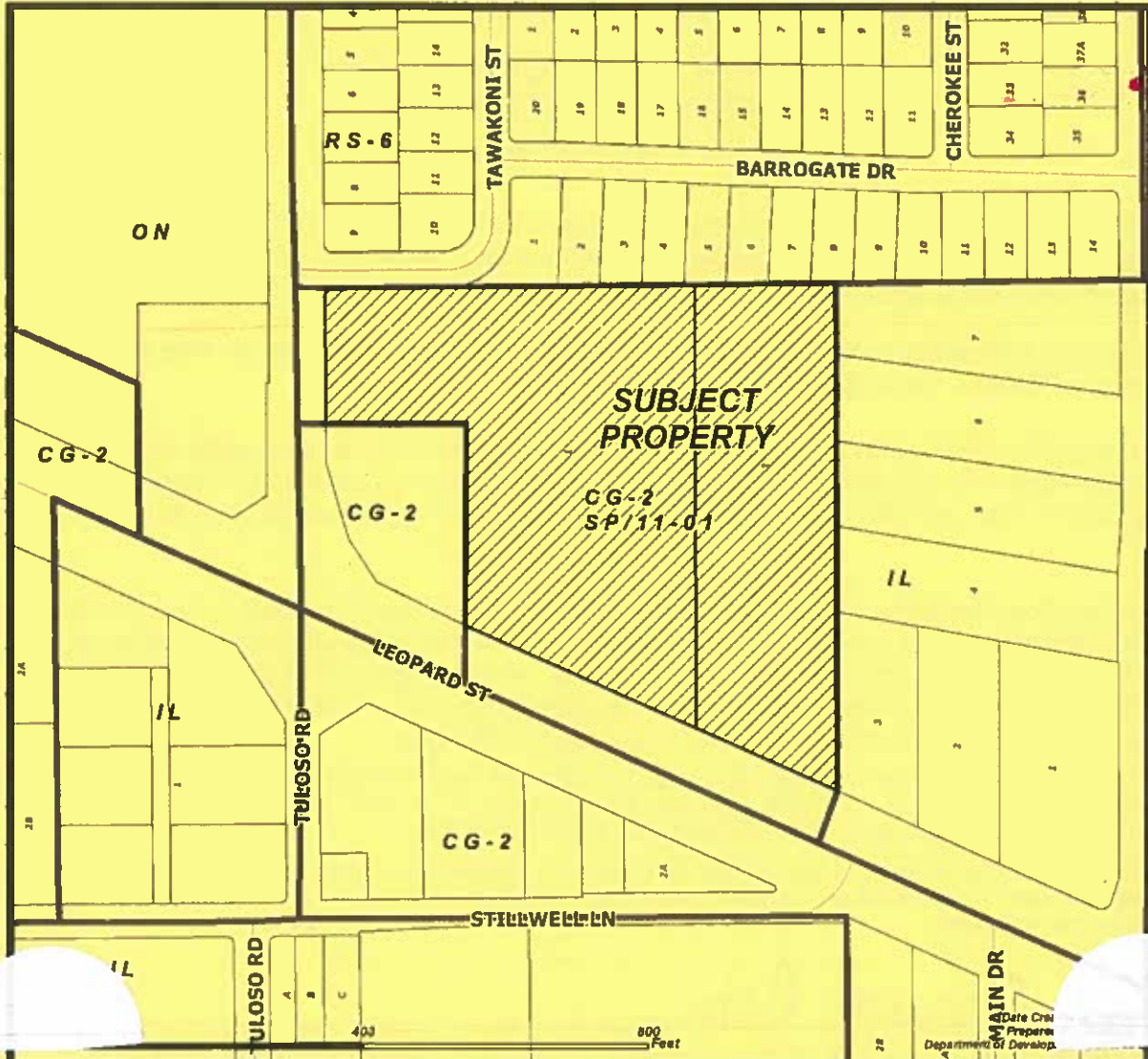
City of Corpus Christi  
Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469



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SOLID ROCK COMMERCIAL PRO  
102 AIRPORT RD  
CORPUS CHRISTI, TX 78404 05



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0000340617 SEP 22 2017



**CASE: 0917-02**  
**SUBJECT PROPERTY WITH ZONING**



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
CH-1 Neighborhood Commercial	RS-4.8 Single-Family 4.8
CH-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CG-1 General Commercial	RE Residential Estate
CG-2 General Commercial	RS-TH Townhouse
CI Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
CR-3 Resort Commercial	RMH Manufactured Home
FR Farm Rural	
H Historic Overlay	
BP Business Park	



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0917-02**

**Ardoin Inc.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2/SP" General Commercial District with Special Permit** to the **"IL" Light Industrial District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

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Printed Name: Adriana Ortiz  
Address: 102 Airport Rd City/State: CC TX  
☒ IN FAVOR ( ) IN OPPOSITION Phone: (361) 881-9873

REASON:

Adriana Ortiz  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1026  
Property Owner ID: 23

Case No. 0917-02  
Project Manager: Laura Sheldon  
Email: LauraS2@cctexas.com

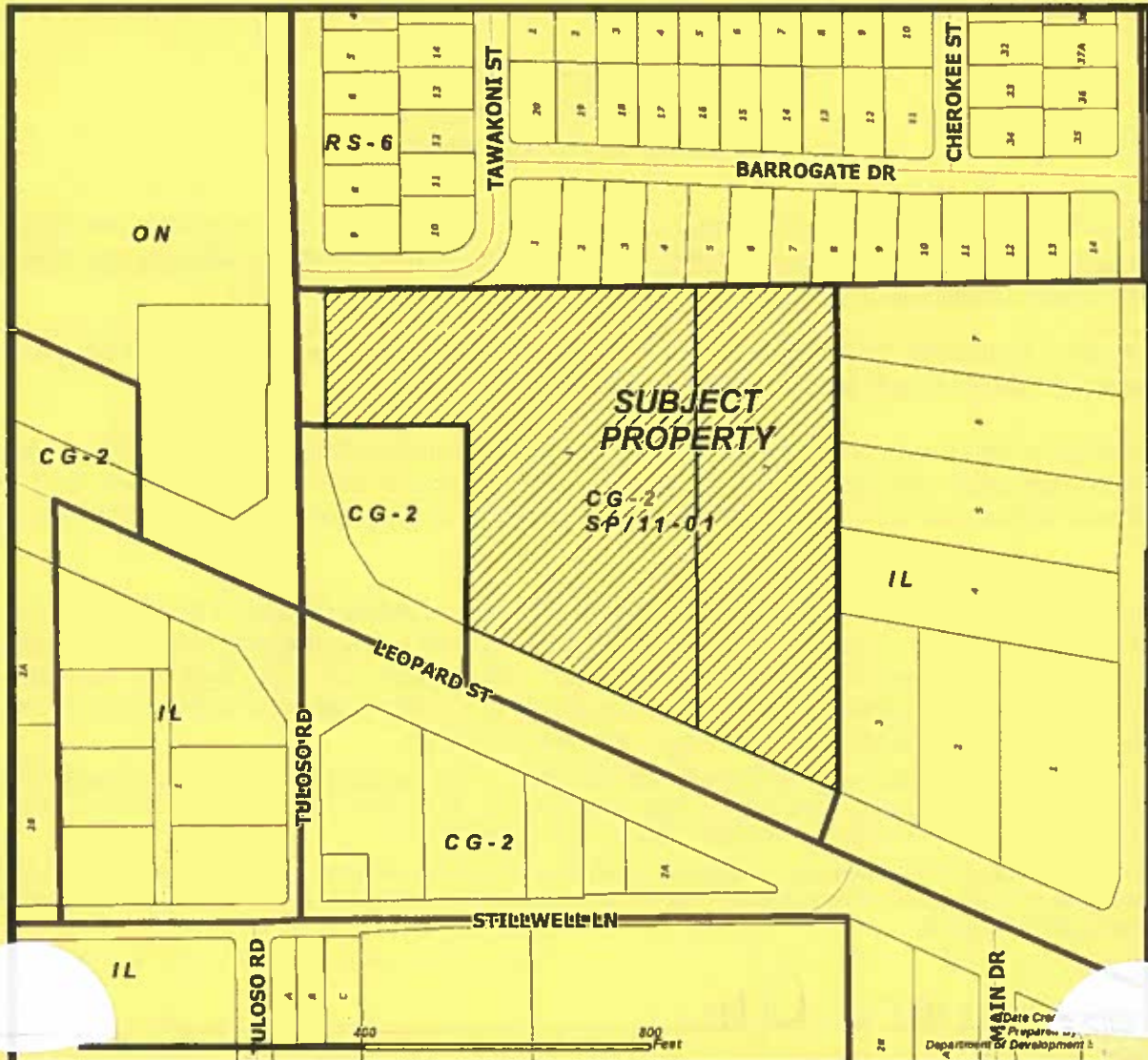


City of Corpus Christi  
Development Services Dept  
P.O. Box 9277  
Corpus Christi, Texas 78469



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102 AIRPORT RD  
CORPUS CHRISTI, TX 78405



**CASE: 0917-02**  
**SUBJECT PROPERTY WITH ZONING**



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IN 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
CH-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CH-2 Neighborhood Commercial	RS-1F Two-Family
CR-1 Resort Commercial	RS-1S Single-Family 1S
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	



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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0917-02**

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Printed Name: Adriana Otri

Address: 102 Airport City/State: CA TX

( ☒ ) IN FAVOR ( ) IN OPPOSITION Phone: (361) 881-9373

REASON:

Adriana Otri  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1026  
Property Owner ID: 8

Case No. 0917-02  
Project Manager: Laura Sheldon  
Email: LauraS2@cctexas.com



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



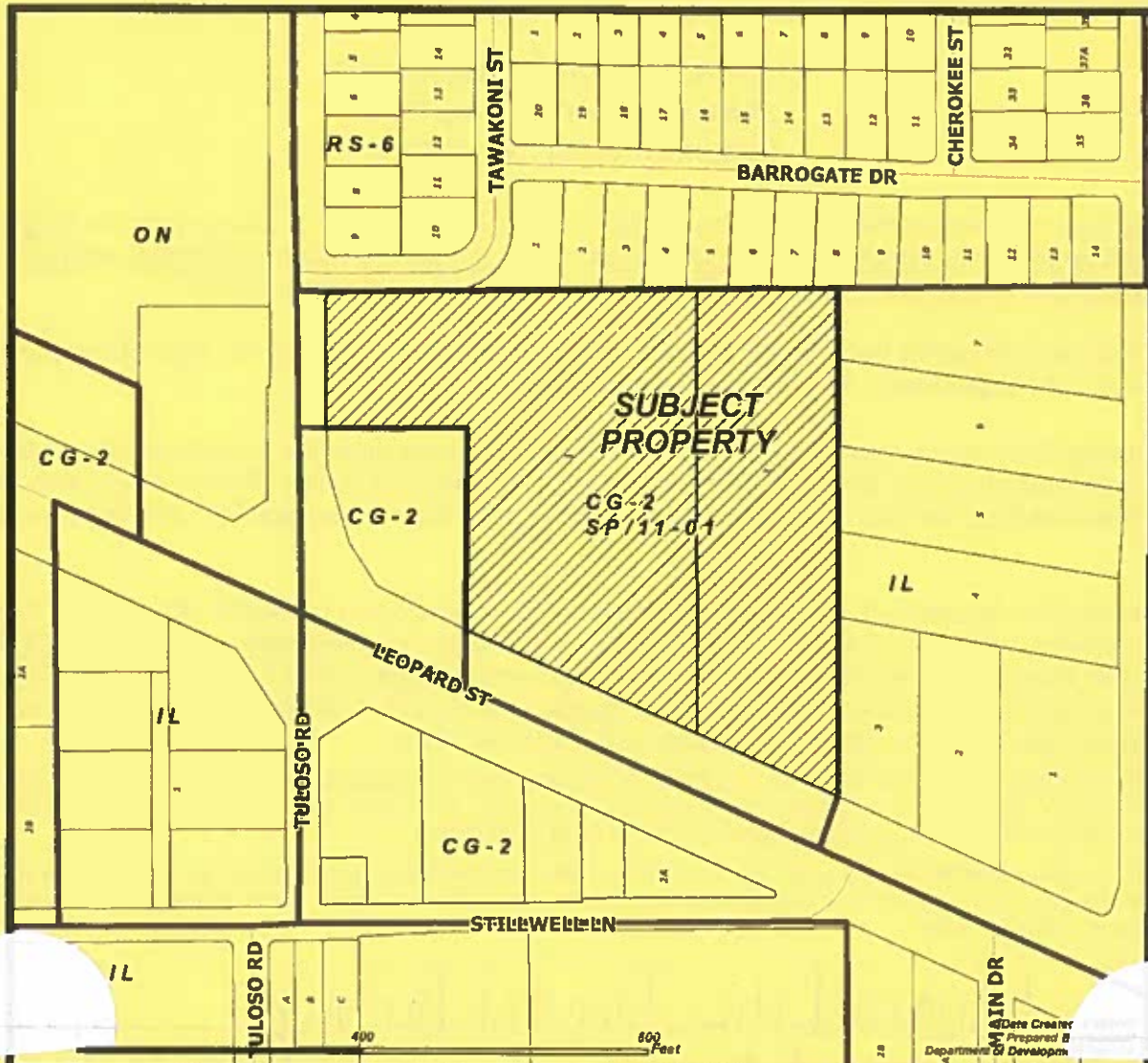
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SOLID ROCK COMMERCIAL PRO  
102 AIRPORT RD  
CORPUS CHRISTI, TX 78401



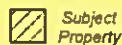
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**CASE: 0917-02**  
**SUBJECT PROPERTY WITH ZONING**



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	OH 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
CH-1 Neighborhood Commercial	RS-4.3 Single-Family 4.3
CH-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-18 Single-Family 18
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	



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PUBLIC HEARING NOTICE  
Rezoning Case No. 0917-02**

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Printed Name: Adriana Ditz - General Partner  
Address: 102 Airport Rd City/State: Corpus Christi TX  
(☒) IN FAVOR ( ) IN OPPOSITION Phone: (361) 882-2122

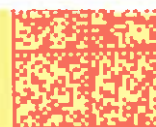
REASON:

Adriana Ditz  
Signature

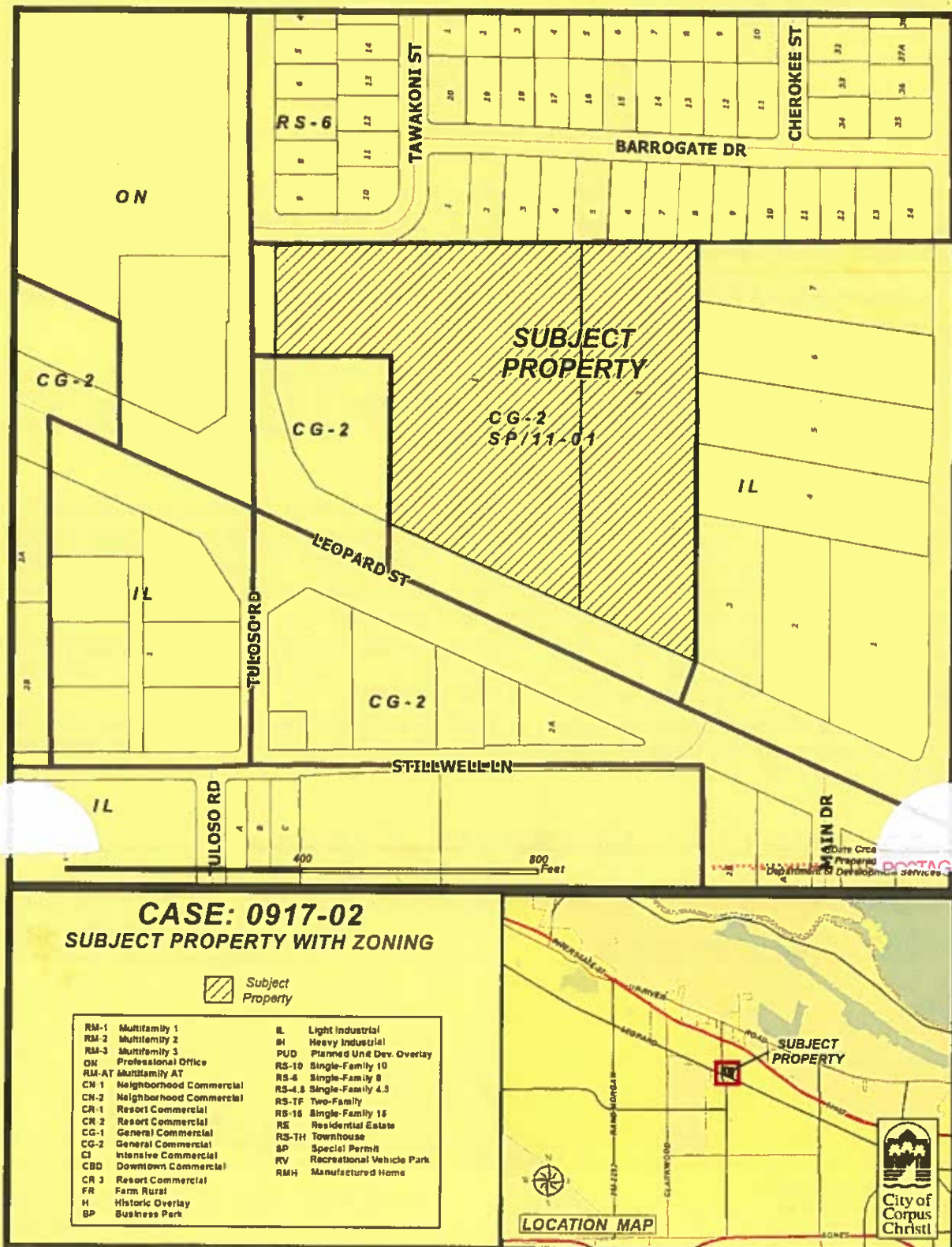
SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1026  
Property Owner ID: 34

Case No. 0917-02  
Project Manager: Laura Sheldon  
Email: LauraS2@cctexas.com





29 214200020120  
NASSER MAURICIO AND GUADA  
3802 Sally Ln  
Corpus Christi, TX 78414



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Rezoning Case No. 0917-02**

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Printed Name: MAURICIO, Guadalupe Nasser

Address: 3802 Sally Ln C.C. TX # City/State: 78414

( ) IN FAVOR (X) IN OPPOSITION

Phone: 361-688-3300

REASON:

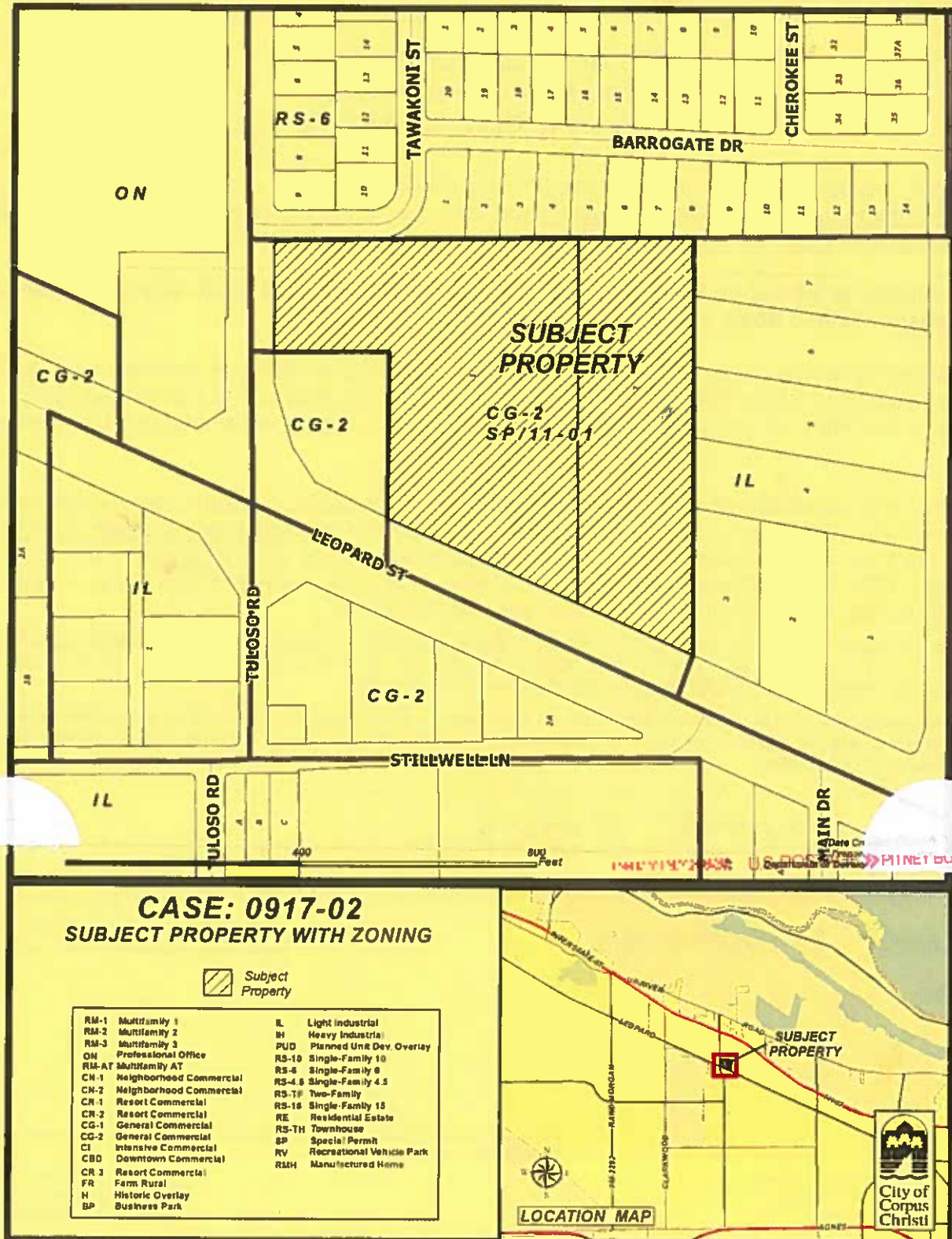
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1026  
Property Owner ID: 29

Case No. 0917-02  
Project Manager: Laura Sheldon  
Email: LauraS2@cctexas.com



**32 214200010110  
NASSER MAURICIO  
3802 SALLY LANE  
CORPUS CHRISTI, TX 78414**



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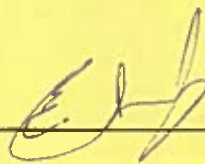
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Printed Name: MAURICIO MASSEY  
Address: 3802 SULTY LN C.C.TX City/State: 78414  
( ) IN FAVOR ( ☒ ) IN OPPOSITION Phone: 361 688-3300

REASON:

Signature



SEE MAP ON REVERSE SIDE  
INFOR Case No.: 17ZN1026  
Property Owner ID: 32

Case No. 0917-02  
Project Manager: Laura Sheldon  
Email: LauraS2@cctexas.com