

# PLANNING COMMISSION FINAL REPORT

Case No. 1018-02

INFOR No. 18ZN1026

**Planning Commission Hearing Date:** October 17, 2018

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Southern Builders Co., LLC. <b>Applicant:</b> Southern Builders Co., LLC. <b>Location Address:</b> 10059, 10067, and 10075 Leopard Street <b>Legal Description:</b> 4.31 acres out of Lots 3, 4, and 5, Block 7, Highway Village No. 2, located on the south side of Leopard Street, west of Rand Morgan Road, and east of McKenzie Road.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "CG-2" General Commercial District <b>Area:</b> 4.31 acres <b>Purpose of Request:</b> To allow for the construction and operation of a mini-storage complex.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	High and Medium Density Residential
	<i>North</i>	"CG-2" General Commercial	Commercial and Low Density Residential	Commercial and High Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Drainage and Low Density Residential	Low Density Residential and Permanent Open Space
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Commercial and Medium Density Residential
	<i>West</i>	"ON" Neighborhood Office and "RS-6" Single-Family 6	Professional Office and Low Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for high and medium density residential uses. The proposed rezoning to the "CG-2" General Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>Map No.:</b> 060048 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 100 feet of street frontage along Leopard Street which is designated as an "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
	Leopard Street	"A2" Secondary Arterial	100' ROW 54' paved	160' ROW 99' paved	8,852 ADT (2014)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District to allow for the construction and operation of a mini-storage complex.

**Development Plan:** The subject property is 4.31 acres in size and consists of three lots. The owner is proposing a mini-storage facility. The facility will consist of some climate controlled and some non-climate controlled building ranging in size. There would be approximately 48,000 square feet of building space with a maximum height of 20 feet. There will be an office as a part of one of the storage buildings or a standalone structure with 2 or 3 employees. The site would be developed as a single project with no phasing. The facility would be accessible by its tenants 9 hours per day, from 8 am to 5 pm. The south end of the site will be utilized for open storage of RV's and boats.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-6" Single-Family 6 District and consists of vacant land. The subject property was annexed in 1962 and has remained undeveloped. To the north across Leopard Street are properties zoned "CG-2" General Commercial District and "ON" Neighborhood Office District. The uses consist of some remaining single-family homes, small retail businesses, a restaurant, and other mini-storage complexes. To the south is a drainage creek and single-family homes (Highway Village 3, 1950) zoned "RS-6" Single-Family 6 District. To the east are some single-family residences and vacant properties zoned "RS-6" Single-Family 6 District and further to the east is an existing nonconforming home zoned "ON" Neighborhood Office District. To the west is a single-family residential neighborhood (Highway Village 2, 1949) zoned "RS-6" Single-Family 6 District and a property zoned "ON" Neighborhood Office 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.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The proposed use is consistent with the following policies:

- 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 to the “CG-2” General Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The site totals 6.2 acres in size and the south 1.9 acres is covered by Turkey Creek and a tributary leaving approximately 4.3 developable acres. The elevation drops from 68 feet to 48 feet at the rear of the property that will remain unplatted and not a part of this rezoning. This remaining acreage will act as a buffer in addition to the drainage creek to any single-family residences located further to the south.
- The facility would only be accessible by its tenants 9 hours per day, from 8 am to 5 pm and secured by an access gate.
- The subject property is part of the Leopard Street commercial corridor which consists of commercial zoning including the “CG-2” General Commercial District between McKenzie Road and Rand Morgan Road.

**Planning Commission and Staff Recommendation (October 17, 2018):**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

**Vote Results:**

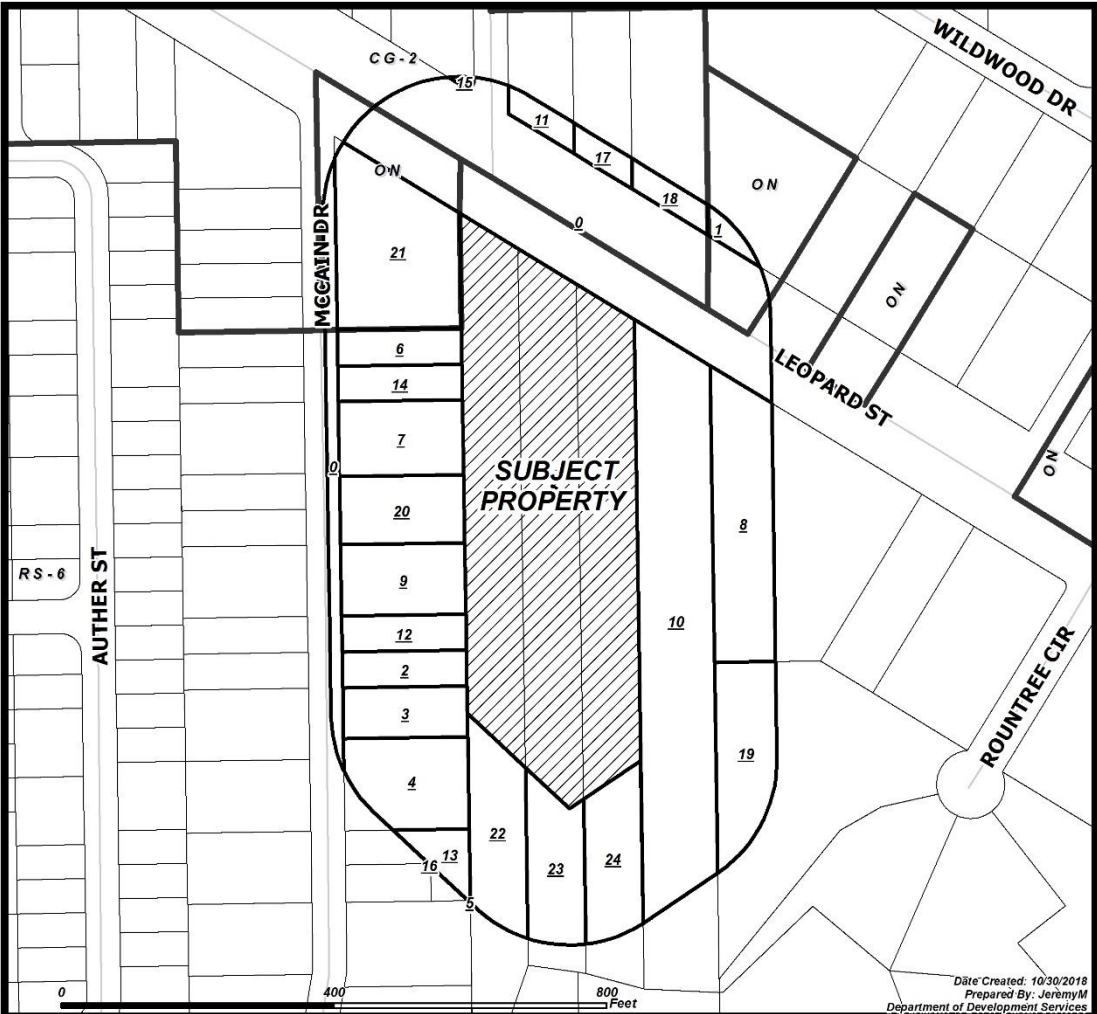
For: 3  
Opposed: 2  
Absent: 2  
Abstained: 0

<b>Public Notification</b>	Number of Notices Mailed – 29 within 200-foot notification area 6 outside notification area
	<b><u>As of October 12, 2018:</u></b>
	In Favor – 2 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 1 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

**Attachments:**

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

K:\DevelopmentSvcs\SHARED\ZONING CASES\2018\1018-02 Southern Builders Co., LLC\Council Documents\CC Report\_1018-02 Southern Builders Co., LLC.docx



Date Created: 10/30/2018  
Prepared By: Jeremy M  
Department of Development Services

**CASE: 1018-02**  
**ZONING & NOTICE AREA**

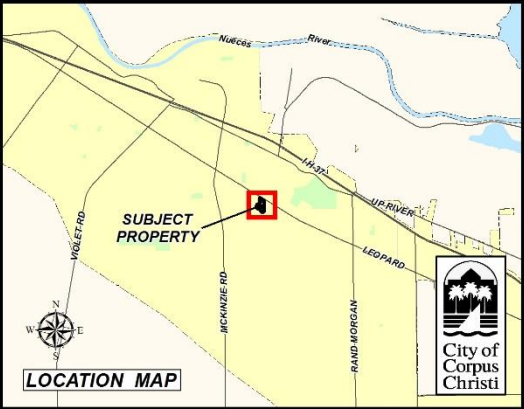
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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

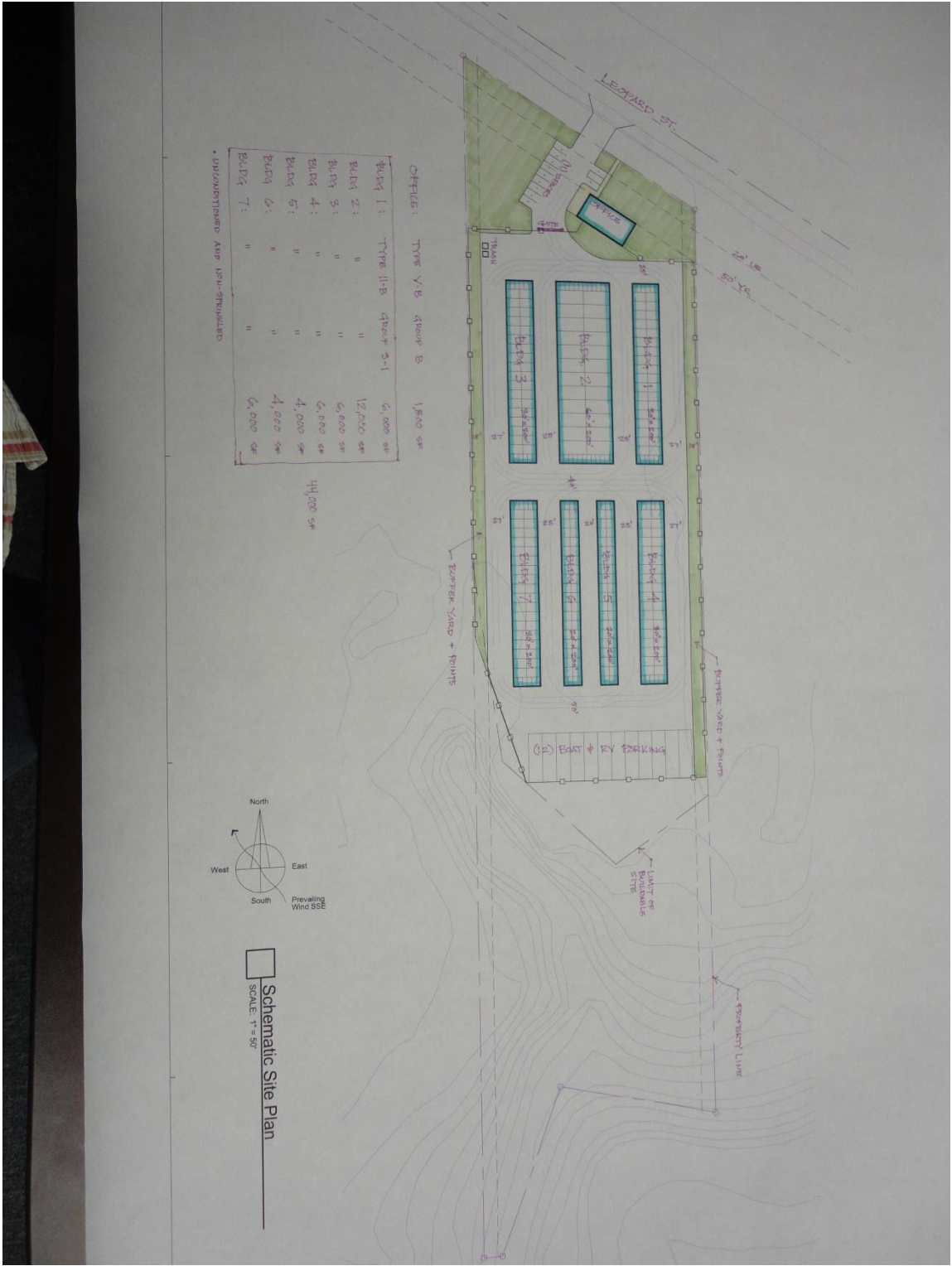
Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition



**LOCATION MAP**





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. 1018-02**

Southern Builders Co., LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**10059, 10067, and 10075 Leopard Street and 4.31 acres out of Lots 3, 4, and 5, Block 7, Highway Village No. 2, located on the south side of Leopard Street, west of Rand Morgan Road, and east of McKenzie Road.**

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, October 17, 2018**, 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: Jeanette Bottega

Address: 10030 LEOPARD City/State: CC, TX

☒ IN FAVOR ( ) IN OPPOSITION Phone: 361-215-7611

REASON:

Jeanette Bottega  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 18ZN1026  
Property Owner ID: 13

Case No. 1018-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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. 1018-02**

**Southern Builders Co., LLC**, has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"CG-2" General Commercial District, resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

**10059, 10067, and 10075 Leopard Street and 4.31 acres out of Lots 3, 4, and 5, Block 7, Highway Village No. 2, located on the south side of Leopard Street, west of Rand Morgan Road, and east of McKenzie Road.**

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.

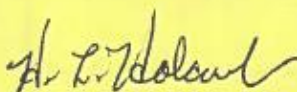
The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, October 17, 2018**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in 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: Herbert L. Holcomb  
Address: 3345 Violet Rd City/State: Corpus Christi Tex  
(☒) IN FAVOR ( ) IN OPPOSITION Phone: 361-850-3328

REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 18ZN1026  
Property Owner ID: 29

Case No. 1018-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com



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 commission 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. 1018-02**

Southern Builders Co., LLC, has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"CG-2" General Commercial District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**10059, 10067, and 10075 Leopard Street and 4.31 acres out of Lots 3, 4, and 5, Block 7, Highway Village No. 2, located on the south side of Leopard Street, west of Rand Morgan Road, and east of McKenzie Road.**

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, October 17, 2018**, 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: Tuloso-Midway ISD

Address: PO Box 10900 City/State: CC, TX

( ) IN FAVOR ( ☒ ) IN OPPOSITION Phone: 903-6400

REASON: Need for more housing

Rodney Sumner, Sept.  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 18ZN1026  
Property Owner ID: 0

Case No. 1018-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com