

STAFF REPORT

Case No. 0319-03

INFOR No. 19ZN1006

Planning Commission Hearing Date: April 17, 2019

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| Applicant & Legal Description | Owner: Corpus Christi Storage Solutions, LLC. Applicant: Corpus Christi Storage Solutions, LLC. Location Address: 10224 Leopard Street Legal Description: Being 0.438 acre tract described in a deed recorded in Document No. 830120, Official Public Records of Nueces County, Texas and also being the south 75.00 feet of the Park Lot, Block 4, Highway Village, located on the north side of Leopard Street, east of McKenzie Road, and west of Irma Drive. | | | |
| Zoning Request | From: "RS-6" Single-Family 6 District To: "CG-2" General Commercial District Area: 0.438 acres Purpose of Request: To allow for the parking and storage of trailers, boats, and recreational vehicles as part of an existing mini-storage business. | | | |
| Existing Zoning and Land Uses | | Existing Zoning District | Existing Land Use | Future Land Use |
| | <i>Site</i> | "RS-6" Single-Family 6 | Park | Permanent Open Space |
| | <i>North</i> | "RS-6" Single-Family 6 | Park | Permanent Open Space |
| | <i>South</i> | "CG-2" General Commercial | Commercial | Commercial |
| | <i>East</i> | "RS-6" Single-Family 6 | Low Density Residential | Medium Density Residential |
| | <i>West</i> | "CG-2" General Commercial | Commercial | Commercial |
| ADP, Map & Violations | Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for permanent open space uses. The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC). However, the proposed use is generally consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 060048 Zoning Violations: None | | | |
| Transportation | Transportation and Circulation: The subject property does not have street frontage. However, the associated mini-storage business has approximately 300 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 | 161' ROW 100' paved | 8,852 ADT (2014) |

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family District to the "CG-2" General Commercial District to allow for the parking and storage of trailers, boats, and recreational vehicles as part of an existing mini-storage business.

Development Plan: The subject property is 0.438 acres in size. The owner is proposing the parking and storage of trailers, boats, and recreational vehicles as part of an existing mini-storage business.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District, consists of a lot that has been used as a storage lot for boats, recreational vehicles, and has remained since annexation in 1962. To the north is a property zoned "RS-6" Single-Family 6 District and consists of public park (Patterson Park, 1962). To the south is a commercial business zoned "CG-2" General Commercial District and consists of the associated mini-storage business that has been in operation since 1974. To the east are single-family residences (Highway Village, 1948) zoned "RS-6" Single-Family 6 District. To the west are commercial properties zoned "CG-2" General Commercial District and consists of an ice company, offices for Dow Chemical, and an air condition repair company.

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

Plat Status: The property is not platted.

Utilities:

Water: 8-inch ACP line located along Leopard Street.

Wastewater: 10-inch VCP line located along Leopard Street.

Gas: 2-inch Service Line located along Leopard Street.

Storm Water: Road side drainage located along Leopard Street.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for Permanent Open Space 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. 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 inconsistent with the adopted Comprehensive Plan (Plan CC). However, the proposed use is generally consistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is incompatible with the adjoining residential properties. However, the proposed use (boat and recreational vehicle storage) does not have a negative impact upon the adjacent commercial properties.
- The “CG-2” District opens the possibility of more intense commercial uses such as bars and night clubs adjacent to single-family residences.
- A small vehicle storage lot is a low impact commercial use. The limited hours of operation of 6:00 a.m. to 9:00 p.m. would reduce the chance of any potential negative impacts from occurring.
- The associated mini-storage business has been in operation since 1974 and has been recently purchased by the current owner to continue the business.

Staff Recommendation:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District, in lieu thereof, approval of the “RS-6/SP” Single-Family 6 District with a Special Permit (SP) 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 a “Boat and Recreational Vehicle Storage” as described in Section 5.1.4.H “Self-Service Storage” of the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
3. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
4. **Buffer Yard:** A Type C Buffer Yard as defined by Section 7.9.5.A of the Unified Development Code (UDC) shall be required where the subject property shares a property line with a residential zoning district and/or residential use.
5. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting fixtures. No light projection is permitted beyond the property line near all public roadways and residential development.
6. **Use Requirements:** The use must adhere to the requirements of Section 5.2.14 of the Unified Development Code (UDC) in regards to a Boat and Recreational Vehicle Storage use.

7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) 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.

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| Public Notification | Number of Notices Mailed – 15 within 200-foot notification area 6 outside notification area | |
| | <u>As of April 12, 2019:</u> | |
| | In Favor | – 0 inside notification area – 0 outside notification area |
| | In Opposition | – 0 inside notification area – 0 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. Public Comments Received (if any)

