

# PLANNING COMMISSION FINAL REPORT

Case No. 0319-03

INFOR No. 19ZN1006

**Planning Commission Hearing Date:** April 17, 2019

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Corpus Christi Storage Solutions, LLC. <b>Applicant:</b> Corpus Christi Storage Solutions, LLC. <b>Location Address:</b> 10224 Leopard Street <b>Legal Description:</b> 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.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "CG-2" General Commercial District <b>Area:</b> 0.438 acres <b>Purpose of Request:</b> To allow for the parking and storage of trailers, boats, and recreational vehicles as part of an existing mini-storage business.			
<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	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
<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 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). <b>Map No.:</b> 060048 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> 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.

**Planning Commission and Staff Recommendation (April 17, 2019):**

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.

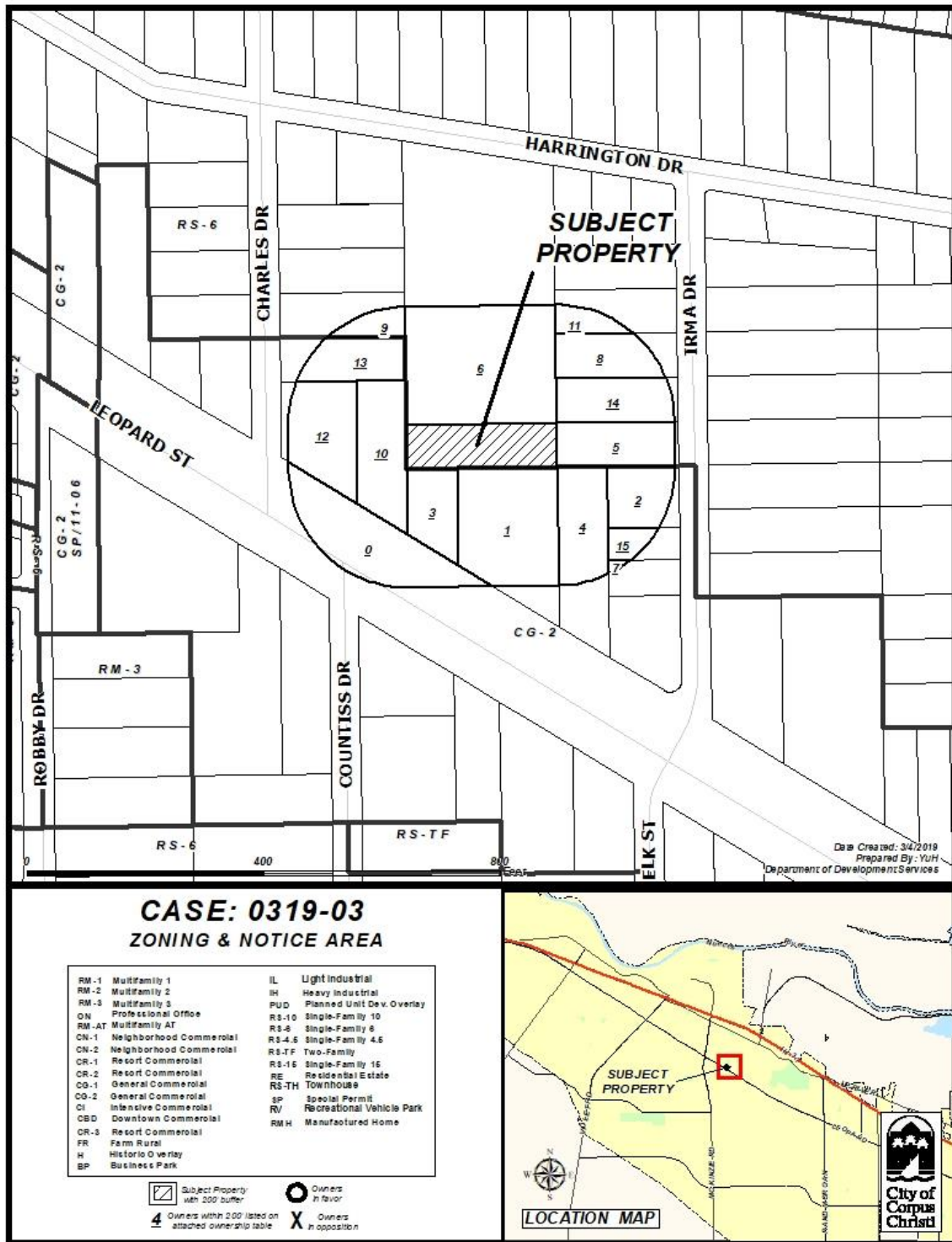
**Vote Results:**

For: 7  
Opposed: 0  
Absent: 2  
Abstained: 0

<b>Public Notification</b>	Number of Notices Mailed – 15 within 200-foot notification area 6 outside notification area	
	<b><u>As of April 12, 2019:</u></b>	
	In Favor	– 0 inside notification area – 1 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)



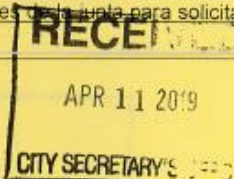


Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios 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. 0319-03**



**Corpus Christi Storage Solutions, 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:

**10224 Leopard Street and 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.**

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, April 17, 2019**, 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 78410  
(☒) IN FAVOR ( ) IN OPPOSITION Phone: 361-963-6400  
REASON:

Rocky Summa, Supt.  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1006  
Property Owner ID: 0

Case No. 0319-03  
Project Manager: Andrew Dimas  
Email: andrewd2@ccfexas.com