

PLANNING COMMISSION FINAL REPORT

Case No. 0720-04

INFOR No. 20ZN1017

Planning Commission Hearing Date: July 22, 2020

Applicant & Legal Description	Owner: Petra Dilley Applicant: Petra Dilley Location Address: 1014 Admiral Drive Legal Description: Being 0.4741 Acre Tract of Land, comprising of a 0.3953 Acre Tract (previously surveyed) being the South One-Half of Lot 21, Block H, except the West 50' thereof and excepted 12.5 feet reserved off the north side for Street Purposes, Block H, Flour Bluff Estates, located along the west side of Admiral Drive, south of Melody Lane, and north of State Highway 358 (South Padre Island Drive).			
Zoning Request	From: “RS-6” Single-Family 6 District To: “CG-1” General Commercial District Area: 0.47 acres Purpose of Request: To allow for the construction of a drive-thru car wash.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RS-6” Single-Family 6	Vacant	Transition Aviation
	North	“RS-6” Single-Family 6	Low Density Residential	Transition Aviation
	South	“CG-2” General Commercial	Commercial	Transition Aviation and Commercial
	East	“CG-1” General Commercial	Vacant	Transition Aviation
	West	“CG-2” General Commercial	Vacant	Transition Aviation
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a Transition Aviation use. The proposed rezoning to the “CG-1” General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 034032 City Council District: 4 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 160 feet of street frontage along Admiral Street which is designated as a “Local/Residential” Street. According to the Urban Transportation Plan, “Local / Residential” Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Admiral Street	Local/Residential	50’ ROW 28’ paved	50’ ROW 20’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District to allow for the construction of a drive-thru car wash.

Development Plan: The subject property is 0.47 acres in size. The proposed use is a drive-thru car wash.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District and consists of vacant property. The property was annexed in 1961. To the north is a single-family residential subdivision (Flour Bluff Estates; 1940) zoned “RS-6” Single-Family 6 District. To the south is an existing car wash (The Carwash Company) zoned “CG-2” General Commercial District. To the east are businesses (Treasure Bay Costal Furniture) and vacant properties zoned “CG-1” and “CG-2” General Commercial District. To the west are businesses (Treasure Bay Costal Furniture) and vacant properties zoned “CG-2” General Commercial District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ). However, the subject property is located approximately 1,600-feet to the southeast of an Accident Potential Zone (APZ-1).

Plat Status: The property is not platted.

Utilities:

Water: 6-inch C900 line located along Admiral Drive.

Wastewater: 8-inch VCP line located along Admiral Drive.

Gas: 2-inch Service Line located along Admiral Drive.

Storm Water: Roadside ditches located along Admiral Drive.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a Transition Aviation use. The proposed rezoning to the “CG-1” General Commercial District is

consistent with the adopted Comprehensive Plan (Plan CC). 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).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests. (Future Land Use, Zoning, and Urban Design Policy Statement 4).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), however it is not compatible with the surrounding uses, and has a negative impact upon adjacent properties if no mitigation measures are implemented.
- The “CG-1” General Commercial District was originally designed to implement the guidelines of the Air Installation Compatibility Use Zones (AICUZ). The “CG-1” District prohibits all residential uses, therefore promoting compatible land uses with flight operations.
- The “CG-1” District opens the possibility of more intense commercial uses such as Mini-Storage, Bars, and Night Clubs adjacent to single-family residences.
- The “CN-1” Neighborhood Commercial District is another zoning district that allows automatic car washes by-right. However, the “CN-1” District also allows multifamily developments at maximum density of 37 dwelling units per acre. Multifamily developments are inconsistent with AICUZ and land compatibility with military flight operations. Therefore, the “CN-1” District is not a viable option.
- An automated car wash with a single wash bay is a low impact commercial use. The limited hours of operation of 7 a.m. to 9 p.m. would reduce the chance of any potential negative impacts from occurring.
- If the “CG-1” District is approved, the proposed development will still need to abide by all requirements of the Unified Development Code (UDC). Specifically, a Type C Buffer Yard, consisting of 15-feet and 15-points, will be required along the northern property line shared with the “RS-6” Single-Family 6 District.

Planning Commission and Staff Recommendation (July 22, 2020):

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-1” 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.

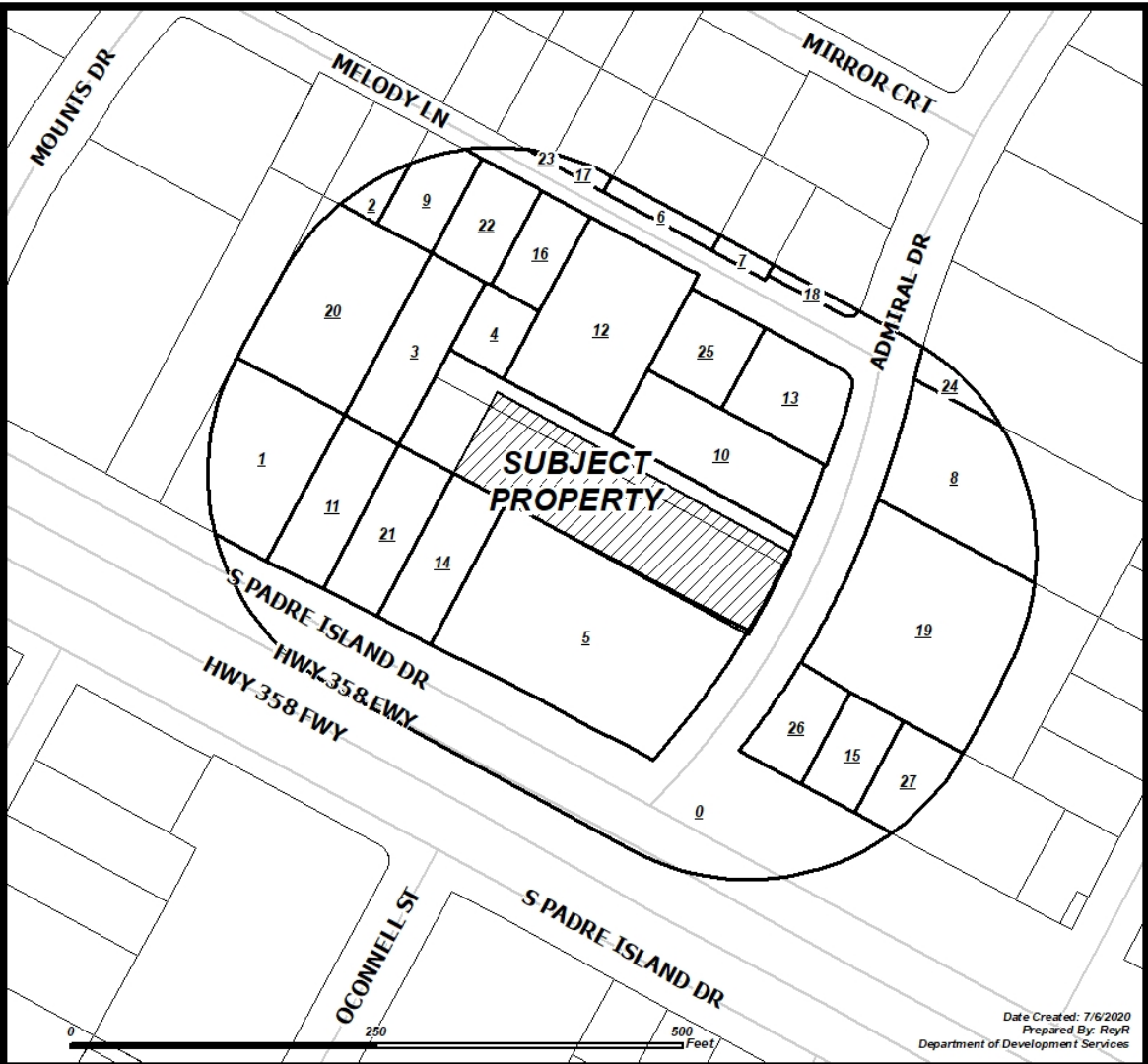
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Car Wash, automated” as defined by the Unified Development Code (UDC).

2. **Setback/Screening:** A setback at a minimum of 10 feet shall be maintained from the northern property line shared with the single-family residence. An 8-foot solid screening fence shall be built along the northern property line shared with the single-family residence.
3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
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. No light projection is permitted beyond the property line near all public roadways and residential development.
6. **Noise:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
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.

Public Notification	Number of Notices Mailed – 27 within 200-foot notification area 5 outside notification area	
	<u>As of July 17, 2020:</u>	
	In Favor	– 1 inside notification area – 0 outside notification area
	In Opposition	– 2 inside notification area – 0 outside notification area
Totaling 6.35% of the land within the 200-foot notification area in opposition.		

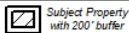
Attachments:

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



CASE: 0720-04
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		



4 Owners within 200' listed on attached ownership table



X Owners in opposition



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. 0720-04**

Petra Dilley has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"CG-1" General Commercial District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

1014 Admiral Drive and described as being 0.4741 Acre Tract of Land, comprising of a 0.3953 Acre Tract (previously surveyed) being the South One-Half of Lot 21, Block H, except the West 50' thereof and excepted 12.5 feet reserved off the north side for Street Purposes, Block H, Flour Bluff Estates, located along the west side of Admiral Drive, south of Melody Lane, and north of State Highway 358 (South Padre Island 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 **Wednesday, July 22, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/or Commission. Public comment/ input shall be provided, in writing, in the form of an e-mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e-mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov't Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

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: Charles W. Jones III TERISA GARMUS
Address: 1001 Admiral Dr City/State: Corpus Christi, Tx.
(☒) IN FAVOR () IN OPPOSITION Phone: 1-(361)-737-8349
REASON: Economic

Charles W. Jones III Terisa Garmus
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN1016
Property Owner ID: 8

Case No. 0720-04
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: DALE JOHNSON

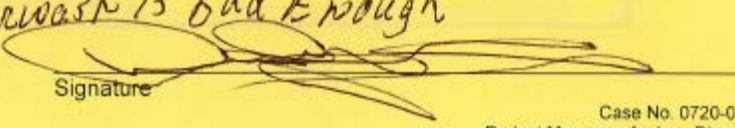
Address: 309 Melody Ln

City/State: Corpus Christi, Tx

() IN FAVOR ☒ IN OPPOSITION
REASON:

Phone: 361-426-1675

Dont want NO Bar or game room
OR any kind of Bussiness behind My house
The noise From carwash is bad Enough

Signature 

SEE MAP ON REVERSE SIDE
INFOR Case No.: 202N1016
Property Owner ID: 12

Case No. 0720-04
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: Sima Bhakta
Address: 938 Recreation City/State: CC TX 78418
() IN FAVOR ☒ IN OPPOSITION Phone: 361 960 0376
REASON:

I can not agree to a change in zoning without knowing how it will affect my property in the future. Will it raise the value, lower it?

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN1016
Property Owner ID: 24

Signature

S Bhakta

What is the purpose of changing the zoning?
What can be built on the land if

Case No. 0720-04
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com