

STAFF REPORT

Case No. 0421-01

INFOR No.

Planning Commission Hearing Date: March 31, 2021

Applicant & Legal Description	<p>Owner: Steven Bernal, Rachel Garcia Pena, and Rick Kyle Caron Applicant: Joseph Earnst Location Address: 4421 and 4427 Violet Road Legal Description: Being 0.97 acres and being all of Lot 2, Block 9, Shell Road Poultry Acres recorded in Volume 67, Page 518 of the Map Records of Nueces County, Texas, portions of Lots 8 and 9 of the Shell Road Poultry acres, recorded in Volume 5m Page 40 of the said Map Records and as described in a warranty Deed with Vendor's Lien from Rebecca H. McNamera to Steve Bernal, recorded in Document No. 2013000697, Official Records of Nueces County, Texas, located along the west side of Violet Road, south of Interstate 37, north of Leopard Street.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "CN-1" Neighborhood Commercial District Area: 0.97 acres Purpose of Request: The purpose is for the construction and operation of an automatic car wash.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6 District	Low Density Residential	Mixed Use
	<i>North</i>	"CN-1" Neighborhood Commercial District and "RS-6" Single-Family 6 District	Low Density Residential	Mixed Use
	<i>South</i>	"CG-2" General Commercial District	Commercial	Mixed Use
	<i>East</i>	"CG-2" General Commercial District and "RS-6" Single-Family 6 District	Commercial and Low Density Residential	Commercial and Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6 District	Low Density Residential	Mixed Use
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for Mixed Uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is consistent with the adopted Future Land Use Map. City Council District: 1 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 250 feet of street frontage along Violet Road which is designated as a “A2” Secondary Arterial Street. According to the Urban Transportation Plan (UTP), Minor Arterial Streets can convey a capacity of 20,000 to 32,000 average daily trips.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Violet Road	“A2” Secondary Arterial	100’ ROW 54’ paved	90’ ROW 44’ paved	Approximately 15,000 (2017)

Staff Summary:

Development Plan: The subject property is 0.97 acres. The developer of the property is requesting a change of zoning for the subject property to accommodate a commercial car wash facility with associated vacuum stalls and concrete parking lot. The development will include an automatic wash bay building and several vacuum stations on site. The tunnel size is 114 feet long and 25 feet wide. The building is proposed to use aesthetically appealing concrete masonry unit, stucco, car covers, etc. The developer has stated that the carwash will not create noise, vibration, odors, steam, or other factors that will adversely affect others offsite.

Existing Land Uses & Zoning: The subject properties are currently zoned “RS-6” Single-Family 6 District consists of two single-family homes and was annexed in 1962. To the north are various commercial developments including a hand-wash carwash, Whataburger, and a Stripes gas station zoned “CN-1” Neighborhood Commercial and “CG-1” General Commercial Districts. To the south is a McDonald’s zoned “CG-2” General Commercial District. To the east is a HEB, and a single-family residential subdivision (church zoned “CN-1” Neighborhood Commercial and “CG-2” General Commercial Districts and a single-family residential subdivision (Jackson Place) zoned “RS-6” Single-Family 6 District. To the west are single-family residential homes.

AICUZ: The subject property 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 along Violet Road.

Wastewater: 8-inch VCP line along Violet Road.

Gas: 4-inch gas line located along Violet Road.

Storm Water: 72-inch line along Violet Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for Mixed Use.

The proposed rezoning to the “CN-1” Neighborhood Commercial District is generally consistent with the adopted Northwest Area Development Plan. Although this commercial use would service the surrounding neighborhood. The use is a stand-alone business, and its lack of cohesion and connectivity with the surrounding commercial and residential uses does not meet the intent of a pedestrian friendly activity that is desired for a mixed-use development. The proposed rezoning is consistent with the following policies of the Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage the protection and enhancement of residential neighborhoods
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 consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is also incompatible with the future land use and does not have a negative impact upon the adjacent properties.
- Section 5.2.21 Car wash, Hand-Operated or Automated of the Unified Development Code has limitations on an automated car wash within the Neighborhood Commercial District:
 - Outdoor lighting of the automated car wash use must abide by all requirements of Section 7.6 Outdoor Lighting.
 - Noise generated by the automated car wash use must be compliant with Section 31-3 of the Corpus Christi Code of Ordinances.
 - The hours of operation of the automated car wash use shall be limited to between the hours of 7:00 am to 9:00 pm.

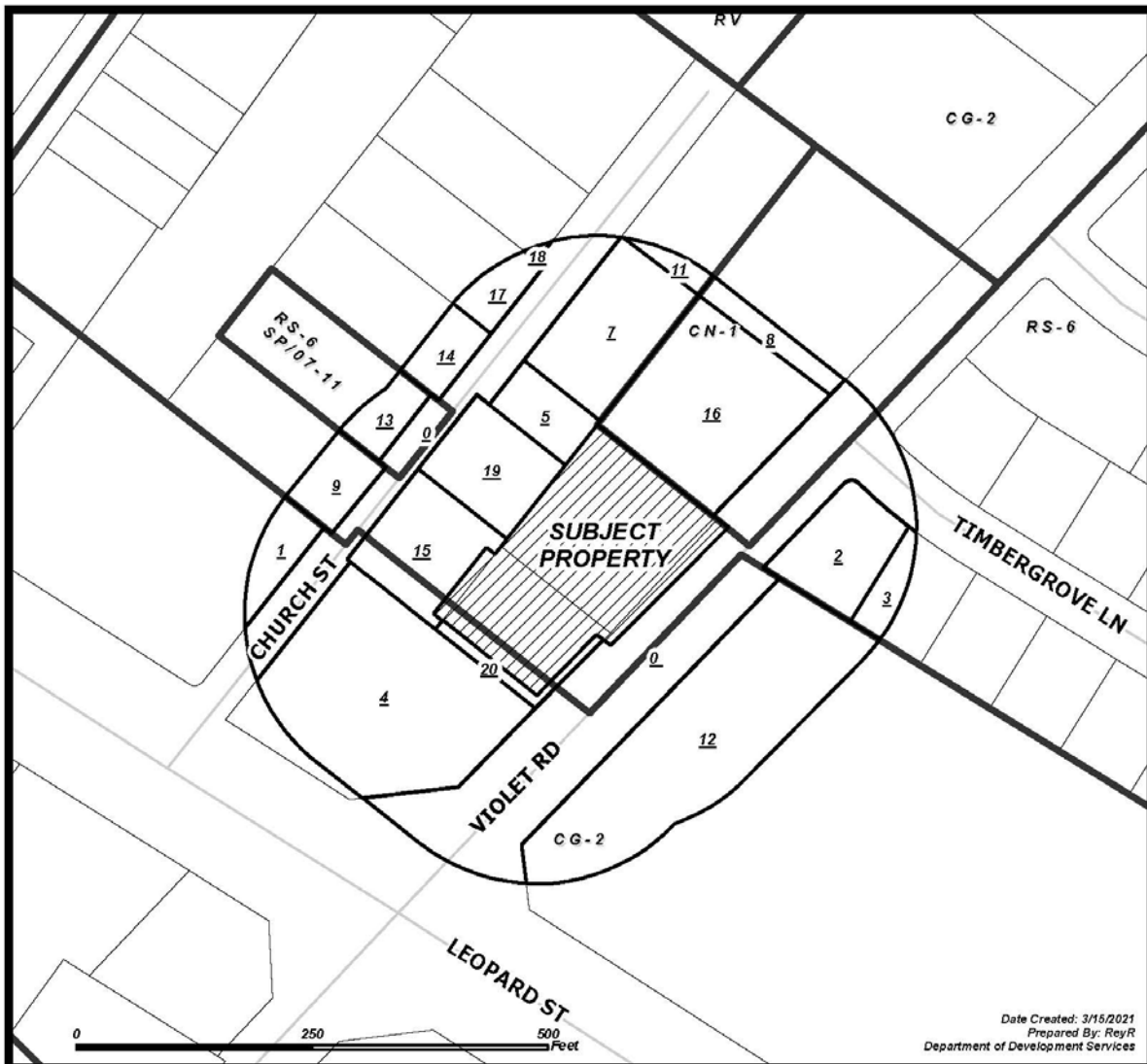
Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 17 within 200-foot notification area 7 outside notification area
	<u>As of March 26, 2021:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	<p>Totaling 0.00% of the land within the 200-foot notification area* in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</p>

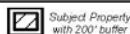
Attachments:

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



CASE: 0421-01 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
QN 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-16 Single-Family 16
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

