

ZONING REPORT

Case # ZN8185

Applicant & Subject Property

District: 4
Owner: Toreros Investments II, LLC
Applicant: Toreros Group
Address: 635 Yorktown Boulevard, located along the southside of Yorktown Boulevard, the west side of Waldron Road, and south of Waldron Field NOLF (Naval Outlying Landing Field)
Legal Description: Lot 24A Section 51, Flour Bluff and Encinal Farm and Garden Tract
Acreage of Subject Property: 8.95 acres
Pre-Submission Meeting: March 30, 2023

Zoning Request

From: "FR" Farm Rural District
To: "CC/SP" Commercial Compatible District with a Special Permit
Purpose of Request: To bring the property into compliance as a manufactured home park and recreational vehicle park with the additional commercial compatible uses.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Vacant Mobile Home	Low-Density Residential
North	"RS-6" Single-Family 6	Public Semi-Public	Transportation
South	"RE" Residential Estate	Estate Residential	Low-Density Residential
East	"RS-6" Single-Family 6 "R-MH" Manufactured Home	Vacant	
West	"FR" Farm Rural	Vacant Public Semi-Public	

Plat Status: The subject property is not platted.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within the MCAOD District (APZ-II) of NOLF Waldon.
Code Violations: None.

Transportation and Circulation

	Designation	Section Proposed	Section Existing
Yorktown Boulevard	"A2" Secondary Arterial Divided	4 Lanes with median 100 feet ROW 54 feet paved	2 Lanes, 80 feet ROW 21 feet paved
Waldron Road	"A1" Minor Arterial Undivided	4 Lanes, 95 feet ROW 54 feet paved	2 Lanes, 75 feet ROW 25 feet paved

Transit: The Corpus Christi RTA provides service to the subject property via Route *4 Flour Bluff* with a stop at the corner of Waldron Road and Yorktown Boulevard.

Bicycle Mobility Plan: A planned 1-way Cycle Track (both Sides) is proposed along Yorktown Boulevard, running parallel to the subject property.

Utilities

Gas: 4-inch WS line exists along Yorktown Boulevard.

Stormwater: A storm ditch runs along Yorktown Boulevard.

Wastewater: None.

Water: 42-inch line exists along Yorktown Boulevard.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.

ADP (Area Development Plan): According to Plan CC the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021).

Water Master Plan: No improvements have been proposed.

Wastewater Master Plan: No improvements have been proposed.

Stormwater Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed

7 within a 200-foot notification area
3 outside 200-foot notification area

In Opposition

0 inside the notification area
0 outside the notification area
0% in opposition within the 200-foot notification area (0 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: May 15, 2024

City Council 1st Reading/Public Hearing Date: June 25, 2024

City Council 2nd Reading Date: July 16, 2024

Background:

The subject property is a nonconforming manufactured home park. The property owner expressed the desire to come into compliance via rezoning for the mobile home park use (approximately 5.65 acres), but also requested additional uses for the remaining property (approximately 2.5 acres) to include commercial uses not permitted in the "R-MH" Manufactured Home District. The applicant reached out to the Community Planning Liaison Office from Naval Air Station (NASCC). The rezoning request has been discussed with NASCC and reviewed by the Technical Review Committee to ensure protection of the NASCC mission and prevent further encroachment into the APZ-II.

The operational paths for the Waldron Field NOLF impact development from the eastern boundary of the property (See Attachment A – AICUZ Map) This portion of Flour Bluff (west of Sweet Bay Drive, south of Yorktown Boulevard, and south of the Oso Bay) has largely

remained undeveloped. The southern-half of the site is within the APZ-II and is the densest residential use within the area southwest of the base. Low-density residential uses along the block face along the west side Waldron Road and south of Yorktown Boulevard exist.

The predominant use for the remaining parcels is agricultural around the base. An area-wide rezoning in 1983 rezoned most of the lands around the base to districts with large lot development requirements. A considerable amount of lands around the base are also owned by the United States government, especially those within the clear zone overlays, and were an effort to control development around the base, especially, within the no build zone.

To the north, properties are zoned "RS-6" with public/semi-public uses. To the south, properties are zoned "RE" and are vacant. To the east, properties are zoned "RS-6" and "R-MH" and are vacant. To the west, properties are zoned "FR" and uses are vacant and public semi-public.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- *Housing and Neighborhoods:*
 - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
- *Transportation and Mobility:*
 - Goals: Corpus Christi has an efficient and safe transportation network, including bicycles, pedestrians, public transportation, aviation, shipping, trucks and automobiles, that is integrated with land uses and promotes transportation choice, healthy lifestyles, sustainable development patterns, and economic development.
 - Strategies: Support a multi-modal transportation network that is integrated with land uses, where destinations are easily connected by accessible paths.
 - Strategies: Promote desirable patterns of development consistent with the Urban Transportation and Future Land Use Plans.
- *Future Land Use, Zoning, and Urban Design:*
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - 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.

Flour Bluff Area Development Plan (ADP) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is not consistent with the Flour Bluff ADP and FLUM designation of use of low-density residential.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with many elements and goals of Plan CC; however, is inconsistent with the FLUM's designation of Low-Density Residential.
- While the site complies with the Unified Development Code's development standards with an available 8.95 acre of land, more than half of the site lies within APZ-II. Residential uses are prohibited in clear and accident potential zones.
- Staff weighed the applicant's proposal against the appropriateness of the request in proximity to the Waldron Field NOLF, the APZ-II. Staff also considered potential future enlargement of AICUZ's current footprint to include compatibility of the proposed use with the surrounding properties.
- Staff determined that the "CC" Commercial Compatible District to be appropriate. The "CC" District is designed to provide for a wide range of business uses in appropriate locations, which can be used as a buffer between residential uses and intensive public facilities, private businesses and manufacturing uses which could present a threat to public health, safety, and welfare.
- Permitting the manufactured home park use to continue through the granting of a special permit would maintain and supply the affordable housing stock in the area; however, upon discontinuation, use will be limited to those permitted within the commercial compatible district, most fitting to base operations.
- The redevelopment would not negatively impact surrounding properties as it has been in existence for over 20 years. The site is bounded on two sides by rights-of-way, with a place of worship located west of the subject parcel, and single-family structure sited 200 feet from the common property line to the south.

Planning Commission and Staff Recommendation (May 15, 2024):

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Planning Commission and staff approval of the requested change of zoning to the "CC/SP" Commercial Compatible District with a Special Permit and the following conditions.

1. **Uses:** The only uses authorized by this Special Permit other than those permitted in the base zoning district are as follows:
 - a. **Boat Storage** (UDC §4.5.2 Self-Service Storage Uses)
 - b. **Recreational Vehicle Park** (UDC §6.1 Recreational Vehicle Park District)
2. **Master Site Plan:** The owners shall develop the property in accordance with the attached Site Plan.
3. **Military Compatibility Area Overlay District (MCAOD):**
 - a. Additional encroachment of uses and/or structures beyond the site plan into the Accident Potential Zone II (APZ-II) of the Air Installation Compatibility Use Zone (AICUZ) as part of the MCAOD is prohibited.
 - b. Recreational Vehicle sites located within APZ-II are permitted to remain in their current location. No additional recreational vehicle sites are permitted to encroach into APZ-II.
4. **Buffer Yard:** A type A buffer yard consisting of a solid screening fence 6 feet in height must be constructed, maintained, and remain in place between abutting residential zoning districts.
5. **Lighting:** Lighting must be compliant with the MCAOD overlay. LED or internally illuminated lighting is prohibited.

6. **Time Limit**: Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted. This Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

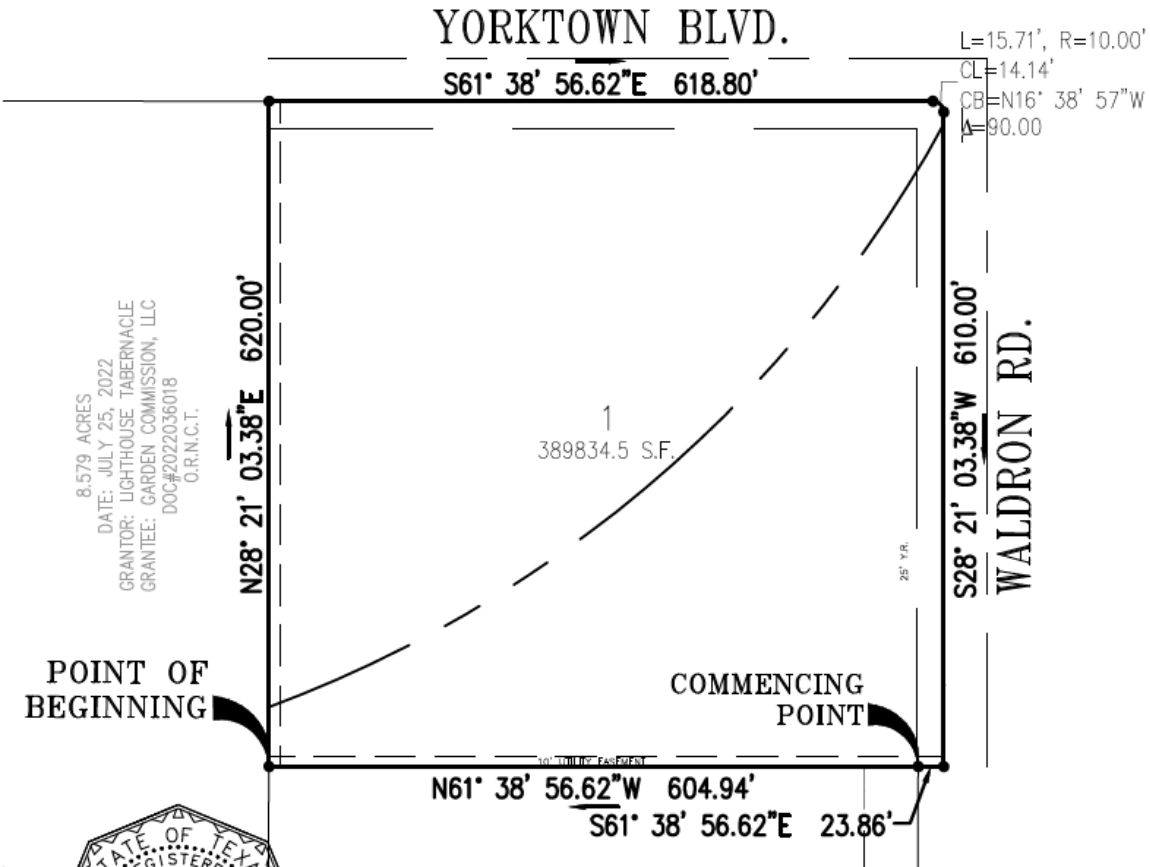
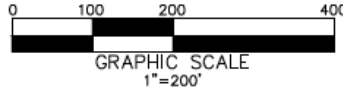
Attachment(s):

- (A) Metes & Bounds Description and Exhibit
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan
- (D) AIZUZ Map

(A) Metes & Bounds Description and Exhibit

LEGEND

- ⊙ 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND



8.579 ACRES
 DATE: JULY 25, 2022
 GRANTOR: LIGHHOUSE TABERNACLE
 GRANTEE: GARDEN COMMISSION, LLC
 DOC#202036018
 O.R.N.C.T.

POINT OF BEGINNING

COMMENCING POINT



LOT 24-D,
 SECTION 51,
 FLOUR BLUFF & ENCINAL, FARM AND GARDEN TRACTS
 VOL. 64, PG. 16,
 M.R.N.C.T.

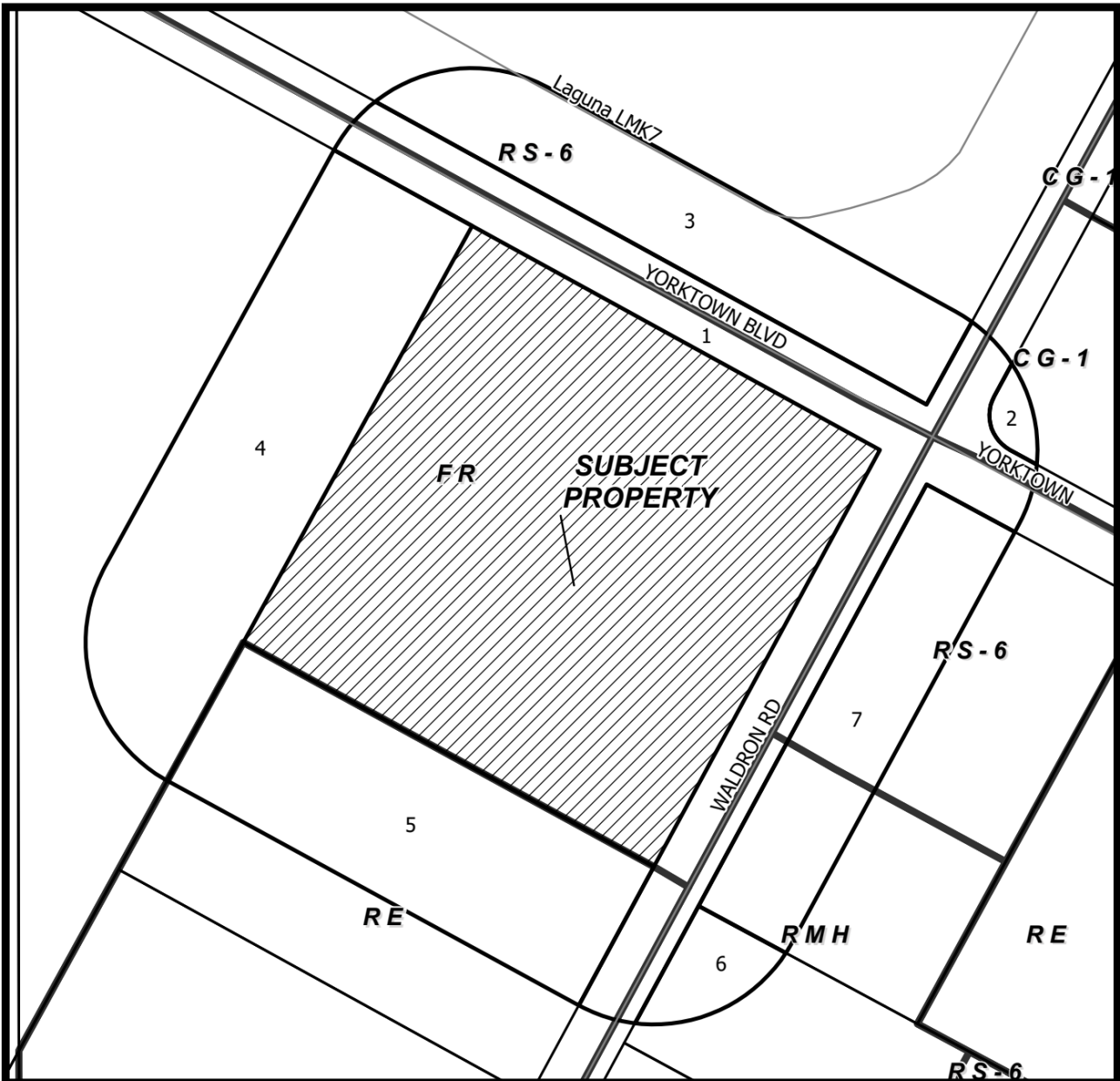
EXHIBIT 'B'
 02/27/2023



BASIS OF BEARINGS ARE FROM THE VERTICAL CONTROLS BASED ON NAVD88, GEOID 12B, AND HORIZONTAL CONTROLS BASED ON GPS, NAD83, STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205.

9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
 361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FIRM F-22063
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(B) Existing Zoning and Notice Area Map



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Zoning and 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

(C)Site Plan

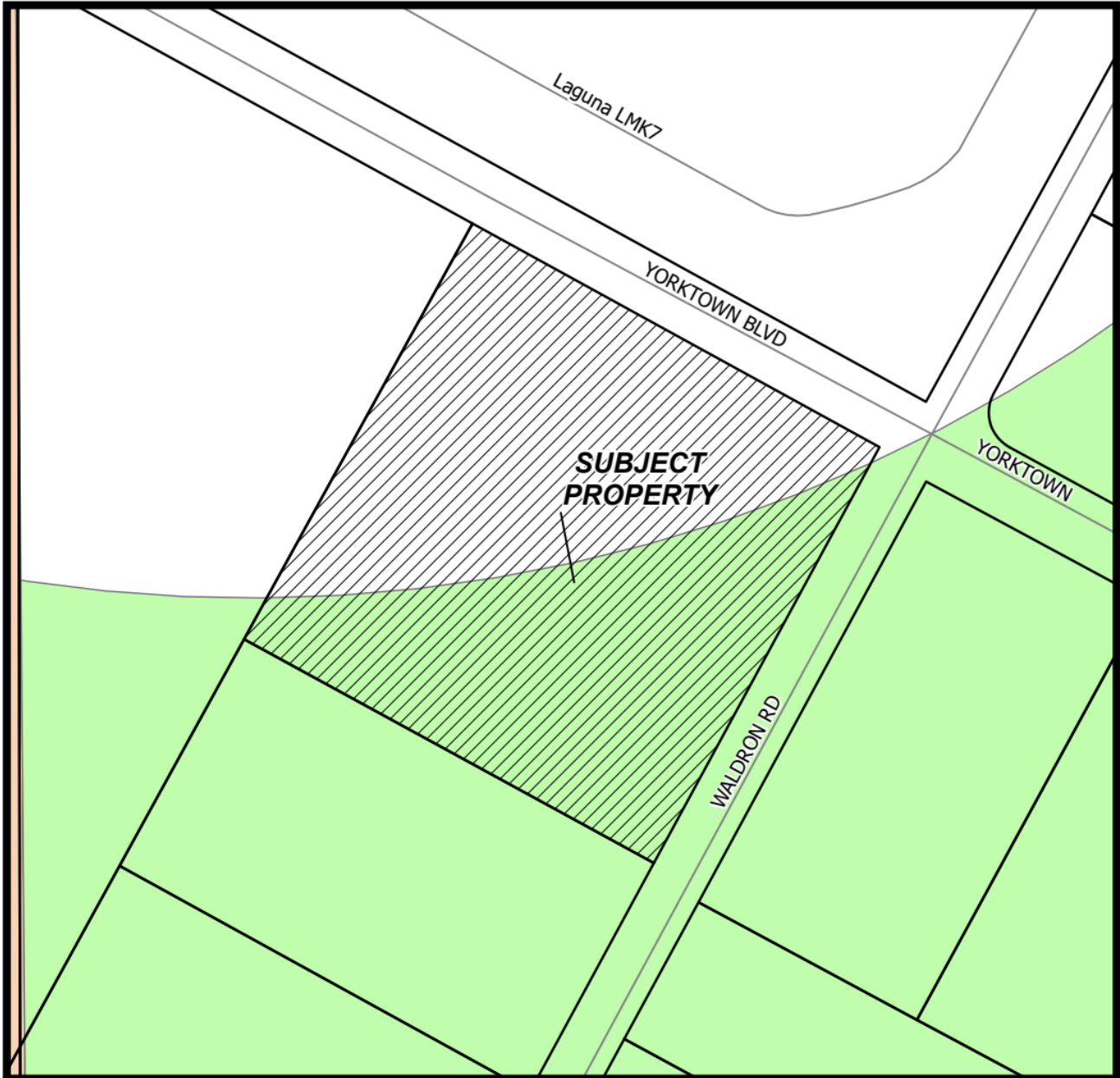


NOTE:
1. .455 EXISTING MOBILE HOME SITES

CONCEPT
FOR
WALDRON PROPERTY
8.95 ACRES TOTAL AREA






(D) AICUZ Map



CASE: ZN8185

AICUZ

-  APZ-1
-  APZ-2
-  CZ

