



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 25, 2024
Second Reading for the City Council Meeting of July 16, 2024

DATE: May 31, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
Alraymond@cctexas.com
(361) 826-3275

**Rezoning for a property at or near
2245 Flour Bluff Drive**

CAPTION:

Zoning Case No. ZN8192, MF Newton Investments LLC (District 4). Ordinance rezoning a property at or near 2245 Flour Bluff Drive from the “RS-6” Single-Family 6 District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow a light industrial -service- use; specifically, a contractor’s shop with indoor storage. The applicant originally requested a zoning change to the “IL” Light Industrial District. Applicant consents to Staff’s Recommendation “CN-1/SP” Neighborhood Commercial District with a Special Permit.

BACKGROUND AND FINDINGS:

The subject 0.55-acre parcel, out of the Flour Bluff area, is located along Flour Bluff Drive, an “A1” class arterial road, a mile east of the NOLF (Naval Outlying Landing Field) Waldron, and at the edge of a concentration of residential subdivisions south of South Padre Island Drive. While within the NOLF Waldron’s Military Compatibility Area overlay, the subject property is only subject to the vertical obstruction safety subzone regulations.

The area between Flour Bluff Drive, Waldron Road, South Padre Island Drive, and east of NOLF Waldron is primarily composed of medium-density residential uses, with some low-density residential uses. Flour Bluff Drive is lined with planned residential subdivisions interspersed with modest general commercial districts in the vicinity of the site, with the large residential lots fronting the right-of-way in certain instances. The large general commercial district along South Padre Island Drive is within a mile of the site.

Along the west side of Flour Bluff Drive, and north of the subject property, at the block face, is a general commercial district pocket zoned “CG-2” with commercial use, with a

“RS-6” Single-Family 6 zoned lot with low-density residential use immediately north. To the south of the subject parcel, properties are zoned “RS-6” Single-Family 6 District with low-density residential uses. The properties to the west of the subject parcel and Flour Bluff Drive are zoned “CG-2” General Commercial District and “RS-6” Single-Family 6 District with commercial and low-density residential uses. To the east, properties are zoned “RS-6” Single-Family 6 District with low-density residential uses.

The applicant is requesting an amendment to the current zoning district to accommodate a light industrial -service- use; specifically, a contractor’s shop with indoor storage. The one-story metal structure will accommodate 5 tenant spaces.

The “IL” Light Industrial District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing, and permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility uses.

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan and future land use designation of commercial use.

Public Input Process

Number of Notices Mailed: 18 notices were mailed within the 200-foot notification area, and 2 outside the notification area.

As of June 21, 2024:

In Favor	In Opposition
1 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit on May 15, 2024. The Special Permit will be subject to the following conditions:

1. **Use:** The only use allowed on the subject property other than uses permitted in the base zoning district is a light industrial service use; specifically, a contractor’s shop with indoor storage.
2. **Landscaping:** Landscaping must be provided in accordance with Article 7.3 Landscaping of the Unified Development Code Landscaping.
3. **Dumpster:** All solid waste shall be confined in a dumpster screened from street, public, and neighboring views. No dumpster is permitted within the front street yard. Screening for the dumpster must be composed of a solid or opaque material that matches or compliments the building material of the principal structure.
4. **Outside Storage and Display:** Outside storage and display is prohibited.

5. **Screening & Buffer Yard:** A 10-foot-wide buffer yard and 10 points shall be required along the property boundaries adjacent to residential zoning districts.
6. **Lighting:** All lighting shall be shielded, and pole lights shall be of the fully cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
7. **Building Height:** The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Height Regulations.
8. **Hours of Operation:** The hours of operation shall be limited from 7:00 AM to 08:00 PM. Customer access after 08:00 PM shall be prohibited.
9. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
10. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
11. **Time Limit:** In accordance with 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, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Vote Results

For: 8

Against: 0

Absent: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report