

# ZONING REPORT

Case # 1022-01

<b>Applicant &amp; Subject Property</b>			
<p><b>City Council District: 4</b>  <b>Owner:</b> Sun George Contracting &amp; Development Company  <b>Applicant:</b> Sun George Contracting &amp; Development Company  <b>Address:</b> 2610, 2626, 2636, and 2640 Rodd Field Road  <b>Location:</b> Along the east side of Rodd Field Road, north of Saratoga Boulevard (SH-357), and south of Wooldridge Road.  <b>Legal Description:</b> Lots 1-2, Block 17, Rodd East; Block 2, Estes Tract, and 0.869 Acre out of lot 17, Section 17, Flour Bluff &amp; Encinal Farm Garden Tract  <b>Acreage of Subject Property:</b> 6.265 Acres  <b>Pre-Submission/Early Assistance Meeting:</b> 04/16/2022</p>			
<b>Zoning Request</b>			
<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "CG-2" General Commercial District  <b>Purpose of Request:</b> To allow for a commercial development that will consist of retail, office, and food service uses.</p>			
<b>Land Development &amp; Surrounding Land Uses</b>			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"FR" Farm Rural	Residential Estate, Drainage Corridor, and Vacant	Medium Density Residential, and Permanent Open Space
<b>North</b>	"FR" Farm Rural, and "CN-1" Neighborhood Commercial	Low-Density Residential, Vacant, and Commercial	Medium-Density Residential, Commercial
<b>South</b>	"CG-2" General Commercial, and "RS-TF" Two-Family	Low-Density Residential, and Vacant	Commercial, and Medium Density Residential
<b>East</b>	"RS-6" Single-Family 6	Drainage Corridor, and Low-Density Residential	Drainage Corridor, and Medium Density Residential
<b>West</b>	"CN-1" Neighborhood Commercial	Commercial, and Medium-Density Residential	Commercial, and High Density Residential
<p><b>Plat Status:</b> Property is not platted.  <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> None  <b>Code Violations:</b> None.</p>			
<b>Transportation and Circulation FOR Rodd Field Road</b>			
	Designation-Urban Street <sup>1</sup>	Section Proposed <sup>1</sup>	Section Existing <sup>1</sup>
<b>Rodd Field Road</b>	"A3" Primary Arterial-Divided	130'	4 Lanes, 1 Turning Lane 120'

Distance to Bicycle Network <sup>2</sup>	Bicycle Infrastructure <sup>2</sup>	
	Segment Proposed <sup>2</sup>	Segment Existing <sup>2</sup>
Along the west side of the Mary Carroll Drainage Ditch	Off-Road Multi Use Trail	None
Along Rodd Field Road	One-way Cycle Track (Both Sides)	None
<p><b>Transit<sup>3</sup>:</b> The Corpus Christi RTA provides transit services via the following bus routes:</p> <ol style="list-style-type: none"> <li>1. Bust Route 24 Airline/Yorktown Connector with bus stops along airline Road, north of Downing Street (Approximately 1 mile), and another south of Fitzhugh Drive (Approximately 1 mile) to Yorktown Boulevard.</li> <li>2. Bus Route 26 Airline/Lipes with bust stops along Airline Road, one south of Wilderock Drive, and another South of Meadow Vista Drive. Both are within approximately 2 miles.</li> <li>3. Bus Route 29 Staples with bus stops along Rodd Field Road, south of Padre Island Drive (Approximately 1-1/4 mile).</li> </ol>		
<p><sup>1</sup>City of corpus Christi Urban Transportation Plan  <sup>2</sup>Strategic Plan for Active Mobility  <sup>3</sup>Corpus Christi Regional Transportation Authority</p>		
<b>Utilities</b>		
<p><b>Gas:</b> An 8-inch WS gas line exists along the east side of Rodd Field Road.  <b>Stormwater:</b> A 60-Inch SBC pipe exists along the east side of Rodd Field Road.  <b>Wastewater:</b> An 8-Inch VCP line exists near the southeastern boundary of the area of request.  <b>Water:</b> A 30-Inch DIP (Transmission) water line exists along the east side of Rodd Road along with an 8-Inch PVC (Distribution) line.</p>		
<b>Corpus Christi Comprehensive Plan</b>		
<p><b>Plan CC:</b> 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.  <b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020).  <b>Water Master Plan:</b> A 30-Inch water line is proposed along the west side of Rodd Field Road.  <b>Wastewater Master Plan:</b> No improvements have been proposed.  <b>Stormwater Master Plan:</b> No improvements have been proposed.</p>		
<b>Public Notification</b>		
Number of Notices Mailed	<ul style="list-style-type: none"> <li>• 36 within a 200-foot notification area</li> <li>• 4 outside 200-foot notification area</li> </ul>	
In Opposition	<ul style="list-style-type: none"> <li>• 0 inside the notification area</li> <li>• 0 outside notification area</li> <li>• 0% in opposition within the 200-foot notification area</li> </ul>	

<b>Public Hearing Schedule</b>
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<b>Planning Commission Hearing Date:</b> November 2, 2022 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> January 31, 2023 <b>City Council 2<sup>nd</sup> Reading Date:</b> February 14, 2023
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**Background:**

The subject property is a 6.265-Acre tract (consisting of several properties) in the Southside area, located along the east side of Rodd Field Road (a primary arterial road), north of Saratoga Boulevard (SH-357), and South of Wooldridge Road. A 100-foot drainage ditch runs through the site along its northern and eastern boundaries. The city's records also indicate three flood zones within the site and 0.73-acre of wetlands at the drainage corridor.

Across several blocks on Rodd Field Road, are patches of the "FR" Farm Rural zoning District left from the annexation of the area in the 1960s. Among them are a few existing residential uses, and some are vacant lots. Starting in 1983, some of the properties along the corridor were rezoned to General Commercial or Neighborhood Commercial, and beyond them are Single-Family and Multi-Family subdivisions. Office, public/civic, and retail sales and services, with mostly single-story structures, are among the uses found within the block.

The Bicycle Mobility Plan shows a few trails and tracks along the drainage corridor and in proximity to the site. An off-road multi-use trail is proposed along the Mary Carroll ditch and a one-way cycle track along Rodd Field Road and Oso Parkway northwest of the site, connecting several neighborhoods in the area.

**Comprehensive Plan (Plan CC) Consistency:**

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

- 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.
  - Encourage the protection and enhancement of residential neighborhoods.
  - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.
- Future Land Use Map Consistency:
  - The proposed rezoning for commercial use is inconsistent with the Future Land Use Map (FLUM) and would require an amendment:
  - Designated Future Land Use: Medium-Density Residential and Permanent Open Space.

**Staff Analysis:**

"While the comprehensive plan is consulted when making decisions about rezoning, it does not justify the denial of a plat or the development of land." (Plan CC). Staff reviewed the subject

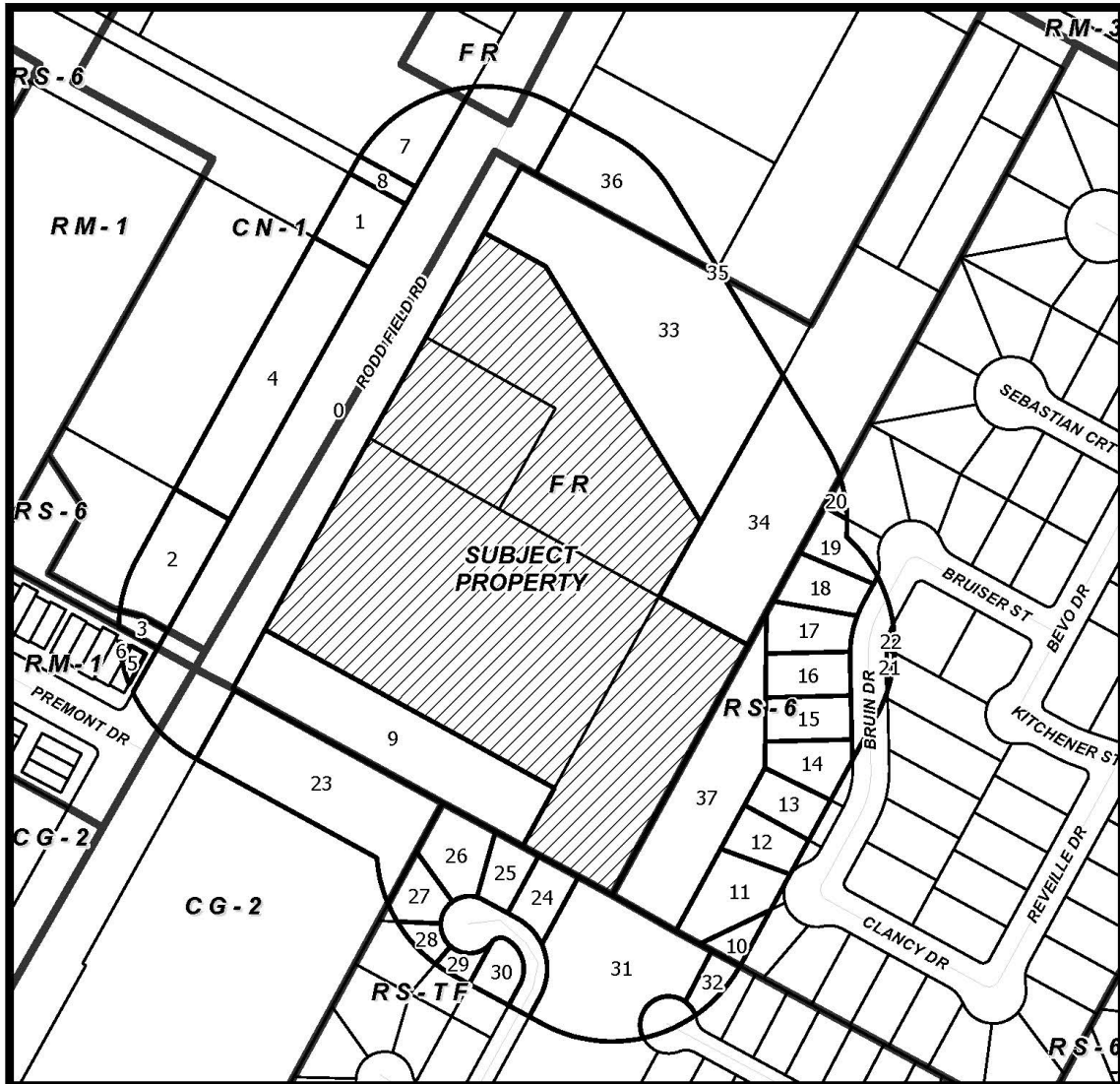
property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with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

- The proposed rezoning is inconsistent with the Future Land Use Map (FLUM) and would require an amendment to the FLUM.
  - The Future Land Use Map designates a Medium-Density Residential use for the subject property, and while the city's comprehensive plan also encourages the placement of such use near an arterial, the proposed development is also beneficial with the adjacent neighborhoods and proposed mobility trails and tracks.
  - The development pattern since the early 1980s has been of a commercial nature. There are a few "CG-2" zoned lots along the corridor. The proposed development is appropriate.
- The Southside Area Development Plan and the Comprehensive Plan both encourage interconnected developments.
- Pedestrian and bicyclist access are also recommended for general commercial areas.
- The applicant's proposal is compatible with the adjacent uses and character and will not adversely affect the neighborhood. This rezoning is an opportunity to enhance the character envisioned.
- The site meets the minimum development standards for the proposed zoning district, however:
  - The "CG-2" General Commercial District is a zoning district typically found at major intersections as part of nodal development. Therefore, it is not applicable mid-block.
  - The "CG-2" General Commercial District allows more intense commercial uses such as Mini-Storage, Bars, and Night Clubs.
  - In contrast, the "CN-1" District does not allow such uses and has no restriction on the size of restaurant uses or retail development.

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, staff has concluded that the adjacent uses would be better served by the "CN-1" Neighborhood Commercial District which is more consistent with the Rodd Field Road corridor.

**Planning Commission and Staff Recommendation (November 2, 2022):** Denial of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District, and in lieu thereof; approval of a change in zoning to the "CN-1" Neighborhood Commercial District.

## **ATTACHMENT A: EXISTING ZONING AND NOTICE AREA**



**CASE: 1022-01**  
**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



Esri, HERE, **LOCATION MAPS**