

ZONING REPORT

CASE ZN8561

Applicant & Subject Property			
District: 4 Owner: ADR Investments Inc Applicant: ADR Investments Inc Address: 820 Naval Air Station (NAS) Drive, located along the north side of NAS Drive, south of Claride Street, and east of West Lakeside Drive Legal Description: Lot 19R, Block C, Flour Bluff Estates Acreage of Subject Property: 0.4 acres			
Zoning Request			
From: "CG-1" General Commercial District To: "CG-1/SP" General Commercial District with a Special Permit Purpose of Request: To conditionally allow a contractor's shop without outdoor storage.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CG-1" General Commercial	Vacant	Transition Aviation Special District
North	"CG-1" General Commercial, "CG-1/SP" General Commercial District with a Special Permit	Low-Density Residential, Commercial, and Vacant	
South	"CG-1" General Commercial	Transportation (NAS Dr), Commercial	Transportation (NAS Dr), Transition Aviation Special District
East	"CG-1/SP" General Commercial with a Special Permit	Low-Density Residential, Commercial	
West	"CG-1" General Commercial		Transition Aviation Special District
Plat Status: The subject property is platted per MRNC (Map Records of Nueces County Texas) Volume 68 Page 662. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within the MCAOD of TRUAX Field at NAS-CC. Code Violations: None.			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
NAS (Naval Air Station) Drive	"F1" Freeway/Expressway	400-Foot ROW 4-10 Thru Lanes, Median	170-Foot ROW 4 Thru Lanes, Center Turn Lane

Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 3 <i>NAS Shuttle</i> , Route 4 <i>Flour Bluff</i> , Route 29 <i>Staples</i> with stops near Stone Street and NAS Drive, and Waldron Road and NAS Drive.	
Bicycle Mobility Plan: The subject property is approximately 600 feet from the nearest planned Bike Boulevard, along Matlock Street, Military Drive, and Jester Street.	
Utilities	
Gas: A 2-inch WS (active) grid main exists along the west side of NAS Drive, and a 4-inch WS (active) along the northern boundary of the parcel. Stormwater: None. Wastewater: An 8-inch VCP (active and public) gravity main exists along the west side of NAS Drive. Water: A 6-inch DIP (active and public) distribution line exists along the west side of NAS Drive.	
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 ADP (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. Roadway Master Plan: No improvements have been proposed.	
Public Notification	
Number of Notices Mailed	9 within a 200-foot notification area 0 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 owners)
Public Hearing Schedule	
Planning Commission Hearing Date: March 5, 2025 City Council 1st Reading/Public Hearing Date: April 15, 2025 City Council 2nd Reading Date: April 29, 2025	

Background:

The subject property is a vacant and undeveloped 0.4-acre parcel out of District 4 in Flour Bluff. It is located along the north side of the freeway segment of NAS (Naval Air Station) Drive. The parcel is within the Military Compatibility Area Overlay District (MCAOD) of the TRUAX field at NAS-CC, outside of any clear or accident potential zones; however, it is within the light, vertical obstruction, and noise safety subzones of the base.

Except for the right-of-way along the southern boundary of the subject property, the parcel lies within a "CG-1" General Commercial District southwest of Scotland Drive and northeast of South Padre Island Drive. A special permit to the north property allows specific warehouse and freight movement

activities without outside storage. There are also some low-density residential and vacant uses. The property to the east and south of the parcel and NAS Drive have a current commercial land use. The property special permit dating to 1983 on the parcel to the east may be inactive.

The applicant requests a special permit for a contractor's shop without outdoor storage. The base "CG-1" General Commercial District permits restaurants, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

A contractor's shop (typically of the building, heating, plumbing, or electrical trade) is permitted in the "IL" Light Industrial and "IH" Heavy Industrial District under the light industrial service use category. Under that category, firms are defined as those engaged in the light industrial use service activities and are typically engaged in the manufacturing, assembly, repair, or servicing of industrial, business, or consumer machinery, equipment, products, or by-products, mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the public, come to the site.

With the nearby naval base, properties in the surrounding area have been assigned a future land use designation of Transition Aviation Special District to transition away from residential uses, which allows the congregation of people near bases, to non-residential uses to ensure compatibility of land uses between military and civilian operations.

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

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

- Corpus Christi has a robust "entrepreneurial ecosystem" that supports a thriving small business community.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - 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.
- Regulations to protect military and civilian airfield and airport use are in place.
 - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
 - Avoid development that is incompatible with the operation of military airfields and the airport.

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

The proposed rezoning is consistent with the Flour Bluff ADP and is consistent with the FLUM designation of Transition Aviation District.

- Encourage local business investment and growth.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's rezoning request purpose and researched 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 amendment to the current zoning district is consistent with many of the goals and strategies of the City of Corpus Christi Comprehensive Plan and with the FLUM designation of Transition Aviation Special District.

- In reviewing the applicant's proposed amendment and determining the appropriateness of such a request, staff considered the activities associated with a contractor's shop, siting, and compatibility with the nearby base, the zoning and conforming uses of surrounding properties, and the character of the neighborhood, and drafted special conditions to limit any adverse impacts.
 - The activities permitted with the special permit will not be insensitive to the surrounding properties and can co-exist with the base.
- The proposed rezoning is compatible with the Joint Land Use Study (JLUS), which is also cited in the Flour Bluff ADP.
 - NAS-CC and the City prepared and adopted a JLUS in 2013 that called for land use changes to ensure compatibility with military and civilian aviation.
 - For NAS-CC, this means avoiding residential land uses and other concentrations of people between the military installation and South Padre Island Drive.
 - Implementing this recommendation of the JLUS is particularly important for NAS-CC, one of the most important employers in Corpus Christi.

Planning Commission and Staff Recommendation:

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 recommend approval of the change of zoning from the "CG-1" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit subject to the following conditions.

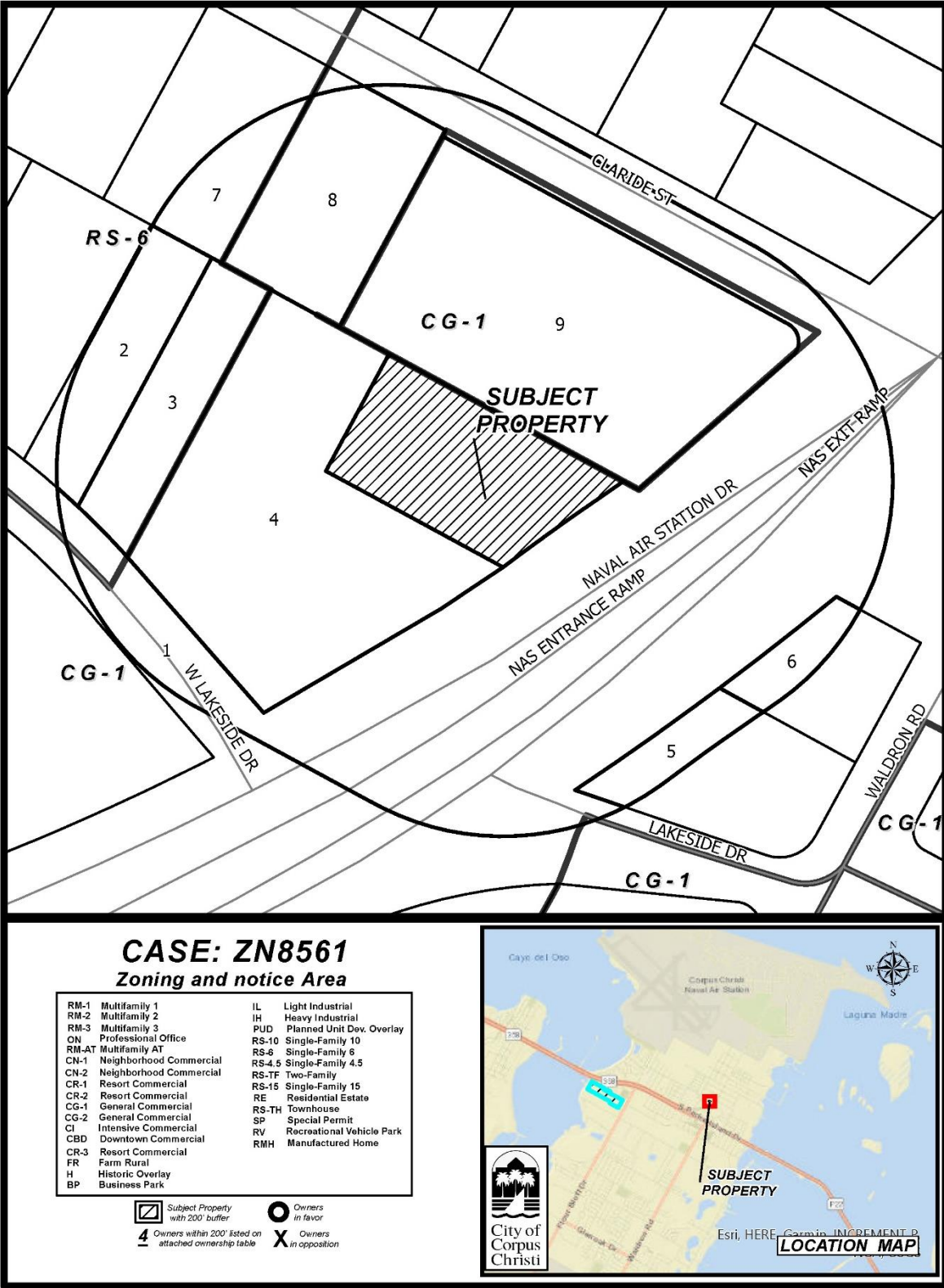
1. **Use:** The only use allowed on the subject property other than uses permitted in the base zoning district is a light industrial service use, specifically, a building, heating, plumbing, or electrical contractor's shop, except for storage yard.
2. **Landscaping:** Landscaping must be provided in accordance with Article 7.3 Landscaping of the Unified Development Code.
3. **Dumpster:** All solid waste shall be confined in a dumpster screened from street, public, and neighboring views, as indicated on the attached site plan. 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 5 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 8:00 AM to 05:00 PM. Customer access after 05:00 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.

Attachments:

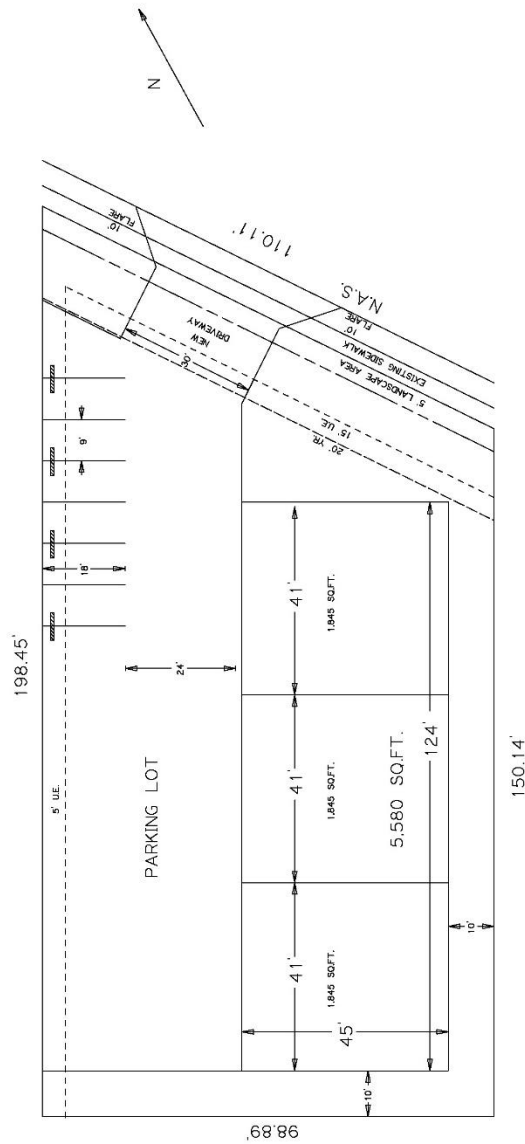
(A) Existing Zoning and Notice Area Map.

(B) Site Plan

(A) Existing Zoning and Notice Area Map



(B) Site Plan



SITE A

PARKING REQUIREMENTS

STORAGE AREA 1 PER 2,500 SF OF INDOOR STORAGE
INDOOR STORAGE BUILDING (A) = 5,580 SF 2.2 SPACES REQD.

SPACES REQD. 2

6 SPACES ON SITE

ADR INVESTMENTS
820 N.A.S
LOT 19 R, BLOCK C
FLOUR BLUFF EST.
CORPUS CHRISTI, TEXAS