

# Zoning Case 0822-03



## FLINT HILLS RESOURCES CORPUS CHRISTI, LLC

DISTRICT 1

Rezoning for a property at  
Tuloso Road  
From "ON" and "RS-6" to "CG-2"

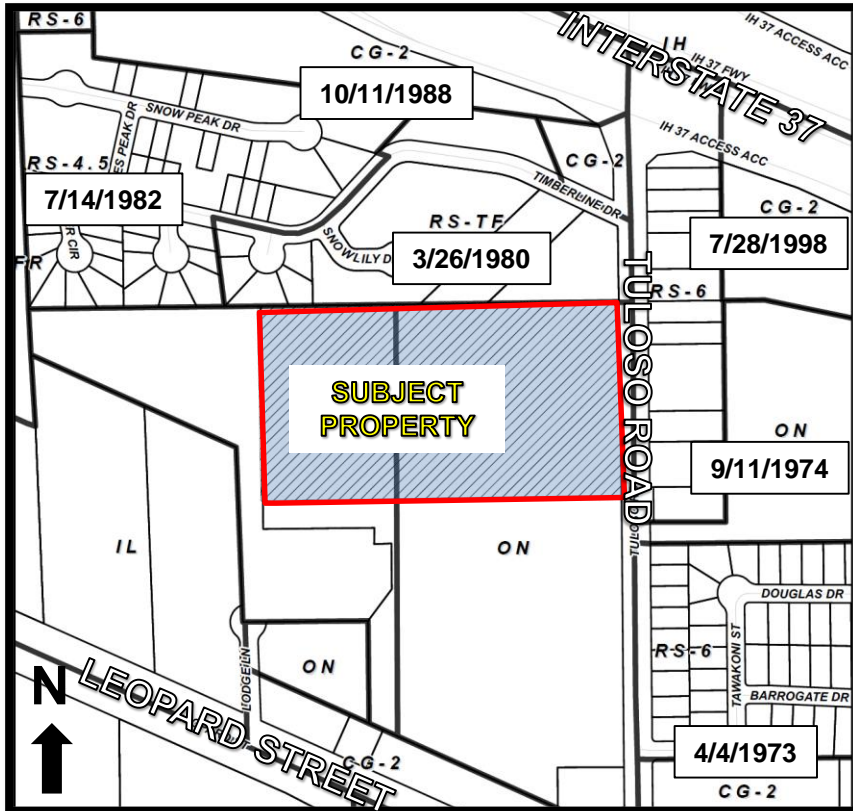


City Council  
November 1, 2022

# Aerial Image



# Zoning and Land Use



## Proposed Use:

Convenience Store with Side Diesel

## Area Development Plan:

Port/Airport/Violet Area Development Plan

## Future Land Use Map:

Government

## Existing Zoning:

“ON” Neighborhood Commercial  
“RS-6” Single-Family Residential 6

## Adjacent Land Uses:

- North: Vacant
- South: Commercial
- East: Low-Density Residential, Public/Semi-Public
- West: Public/Semi-Public

# Traffic Impact Study

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A Traffic Impact Analysis (TIA) is required with this rezoning application and has been submitted as Attachment B of the Zoning Report

- The conclusions submitted as a part of the TIA propose the following mitigations:
  - Tuloso Road & Access A – Construct a southbound right-turn deceleration lane with a total of 190 feet including a 50-foot taper.
  - Tuloso Road & Access B – Construct a northbound left-turn deceleration lane with a total of 260 feet including a 50-foot taper.
- **Tuloso Road, a two-lane arterial, is not designed to accommodate the load and volume of truck traffic associated with the proposed use as it exists today.**

# Public Notification

37 Notices mailed inside 200' buffer  
0 Notice(s) mailed outside 200' buffer

## Notification Area

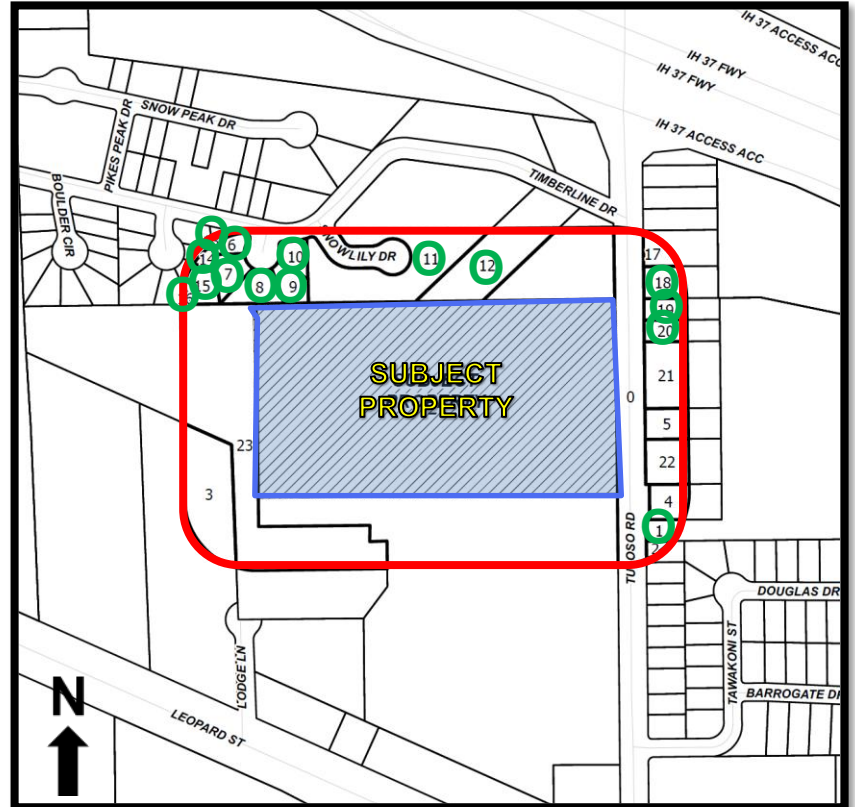
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 15 (39.32%)  
Separate In Favor Owners: 1



\*Notified property owner's land in SQFT/ Total square footage of all property in the notification area = Percentage of public opposition.

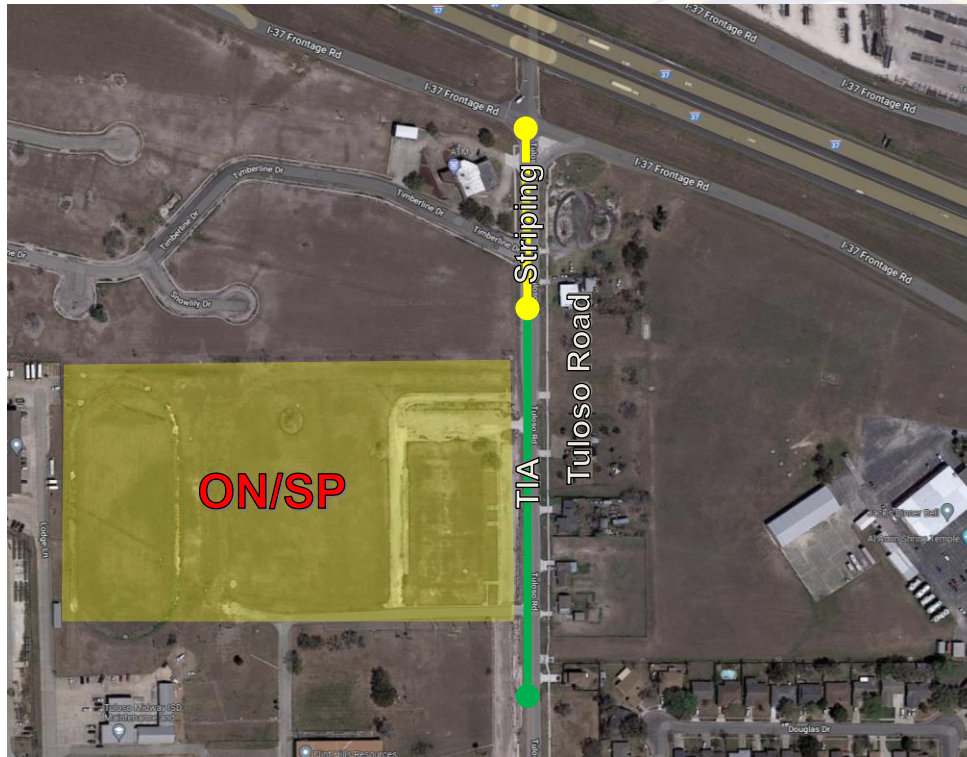


# Staff Analysis

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- The proposed rezoning is not consistent with the Future Land Use Map and many broader elements of the Comprehensive Plan.
- The proposed use is compatible with the adjacent uses and in keeping with the character of the neighborhood.
- The appropriate zoning for the scale of the proposed use is typically in an industrial district. However, the use is on the site of a former Elementary School.
- Industrial uses are typically located near major transportation routes such as highways; however, the property is adjacent to the north, west, and south are vacant, office, and a bus maintenance barn.
- The reconstruction of Tuloso Road, completed as a part of the City's Bond 2012 program, widened Tuloso Road to three lanes. However, the widening to three lanes did not extend to the subject property. The widening decreases to two lanes the entire length of the subject property on Tuloso Road.
- Other sites more suitable for the proposed development are located along Interstate Highway 37.
- Operating will be non-stop throughout the year, with 20-50 employees on site, dependent on the time of day.

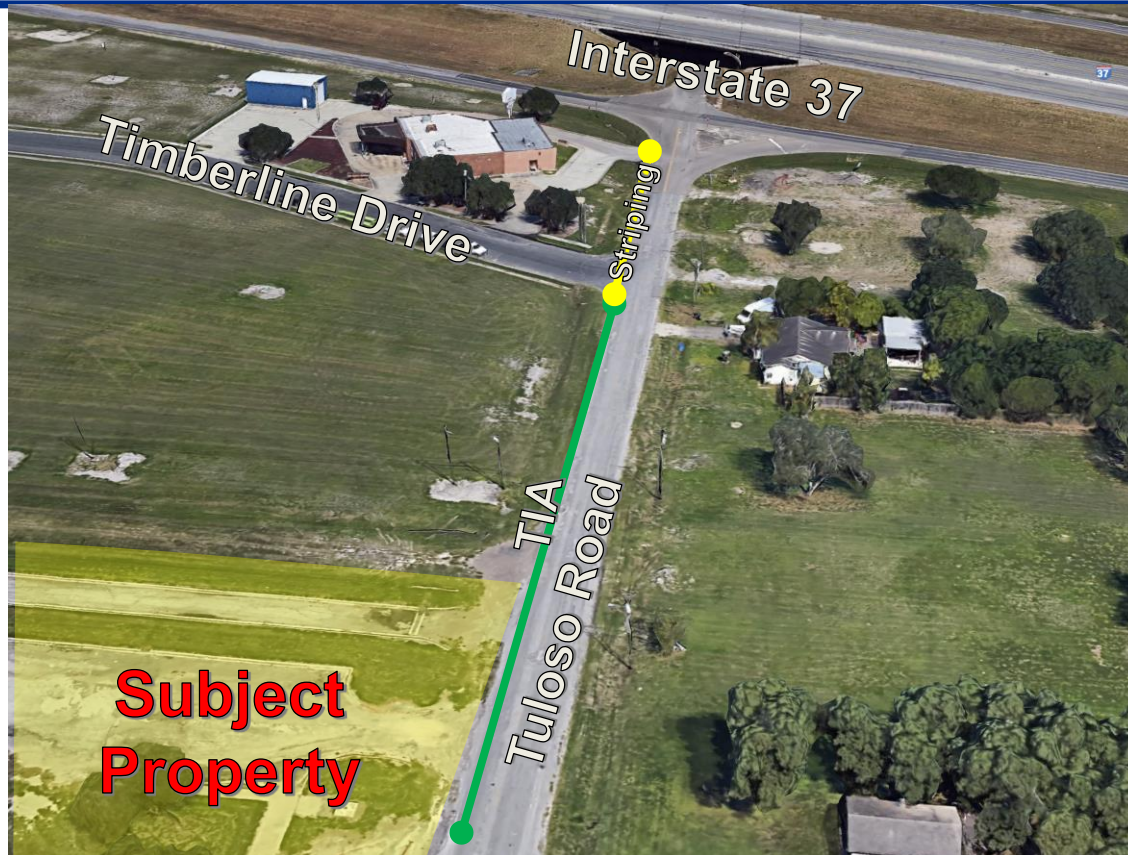
# Planning Commission and Staff Recommendation



## “ON/SP” Neighborhood Office District with a Special Permit

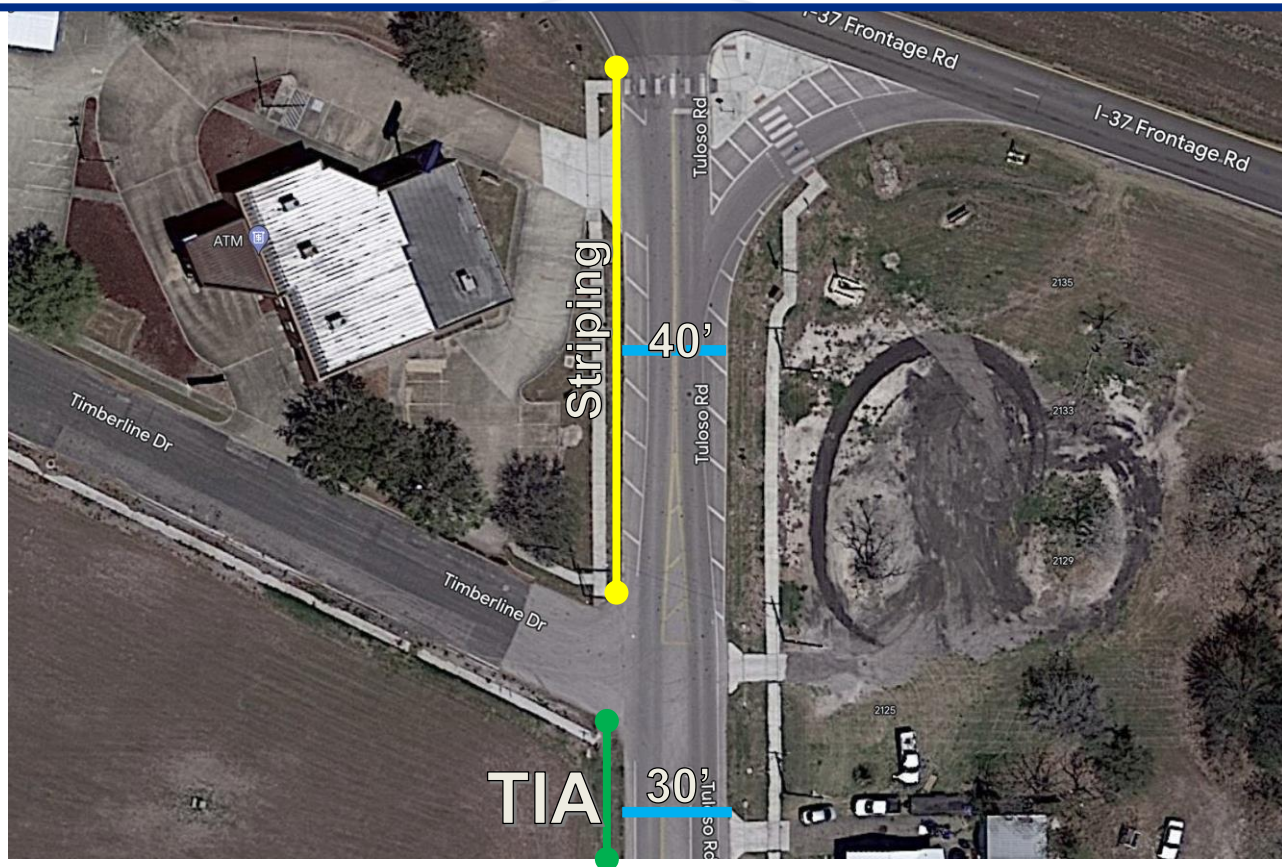
- **Use:** The only use allowed on the subject property other than uses permitted in the base zoning districts is a convenience store (including showers and laundry facilities) with fuel sales and 74 commercial truck size parking spaces. All commercial truck size parking spaces must be located to the rear of the diesel fuel canopy and generally consistent with the submitted site plan.
- **Lighting:** All freestanding lights located to the rear of the primary building shall be no greater than 50-feet in height and must be downward cast with full cut-off shielding. All other freestanding lights shall too be downward cast with full cut-off shielding and limited to a maximum height of 30-feet.
- **Tuloso Road:** All mitigations listed within the Traffic Impact Analysis for the portion of the Tuloso Road from Timberline Drive to the subject property must be installed. Additional improvements to Tuloso Road shall consist of the reorientation of lane striping not including additional widening of the street pavement section from Interstate 37 to Timberline Drive. All improvements must be completed and approved by City prior to the issuance of a certificate of occupancy.
- **Signage:** The proposed use will be allowed to have a freestanding sign up to a maximum of 65-feet in height and a maximum sign area of 350 square feet.

# Tuloso Road

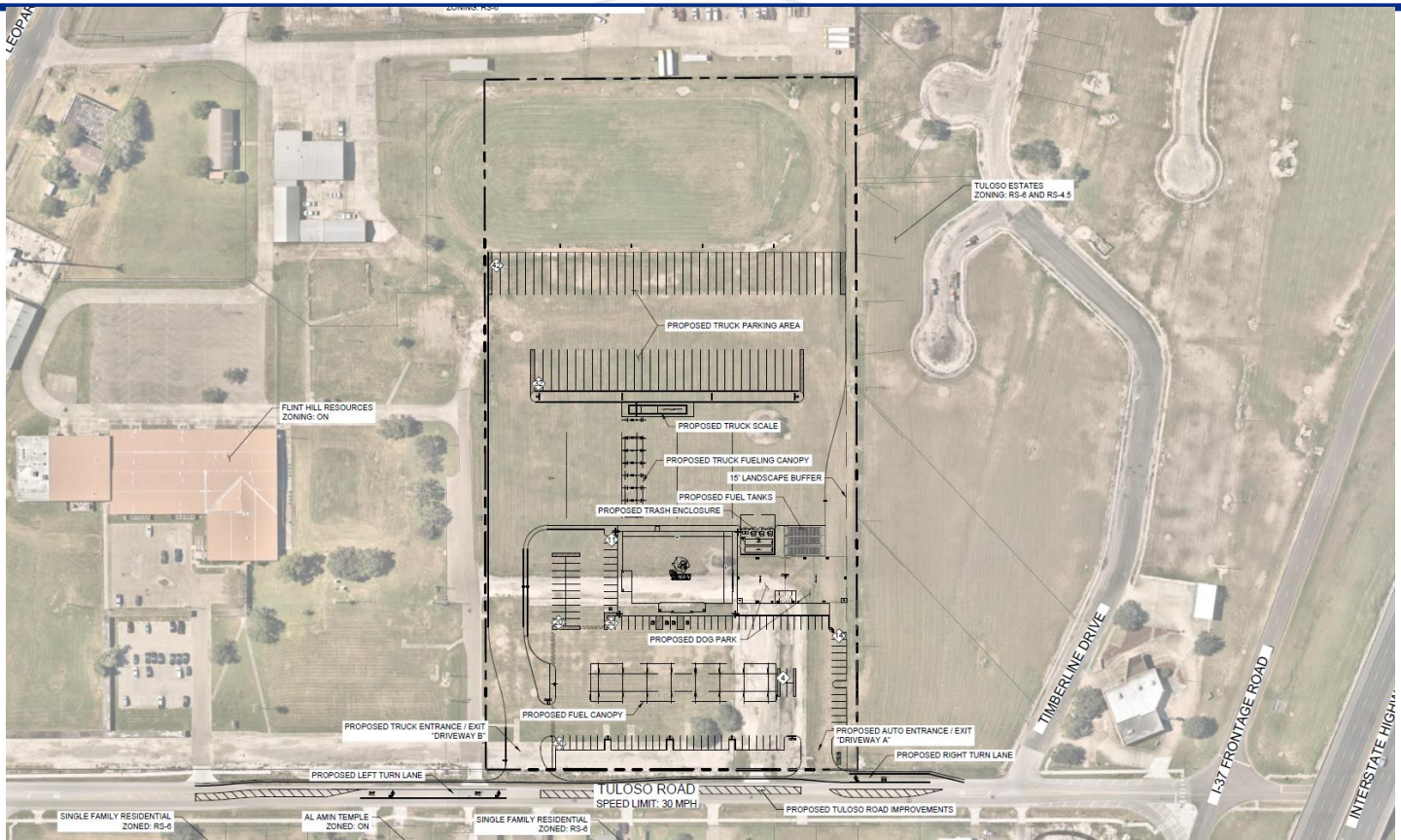




# Tuloso Road



# Preliminary Site Plan



# Tuloso Road Improvement Plan

