

ZONING REPORT

Case # 0124-05

Applicant & Subject Property

City Council District: 5
Owner: Corpus Christi Corridor LLC
Applicant: Golden Real Estate & Construction Consulting
Address: 6202 Yorktown Boulevard, located along the north side of Yorktown Boulevard, east of Staples Street, and west of Cimarron Boulevard.
Legal Description: Lots 1 and 2, Block 2, Kings Point Unit 2
Acreage of Subject Property: 2.7 acres
Pre-Submission Meeting: November 10, 2023

Zoning Request

From: "CN-1" Neighborhood Commercial District
To: "CG-2" General Commercial District
Purpose of Request: To allow for a bar/tavern use.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"CN-1" Neighborhood Commercial	Commercial	Commercial
North	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
South			
East	"CN-1" Neighborhood Commercial	Vacant	Commercial
West	"RS-6" Single-Family 6	Low-Density Residential	

Plat Status: The subject property is platted (Volume 69, Page 374-375).
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not located within a MCAOD.
Code Violations: There are no violations.

Transportation and Circulation

	Designation	Section Proposed	Section Existing
Yorktown Boulevard	"A3" Primary – Arterial Divided	6 Lanes, 130 feet	4 Lanes, 100 feet, Divided

Transit: The Corpus Christi RTA provides service to the subject property via *Route 24 Airline/Yorktown Connector*.

Bicycle Mobility Plan: The subject property is approximately ¼ mile to 1-Way Cycle Tracks (Both sides) on both Loire Boulevard and Cimarron Boulevard.

Utilities	
<p>Gas: An 8" WS line along the along Yorktown Boulevard.</p> <p>Stormwater: A 72" SBC along Yorktown Boulevard.</p> <p>Wastewater: An 18" PVC line along Yorktown Boulevard.</p> <p>Water: An 8" PVC line along Yorktown Boulevard.</p>	
Corpus Christi Comprehensive Plan	
<p>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.</p> <p>Area Development Plan (ADP): According to Plan CC the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020).</p> <p>Water Master Plan: A 12" line along Yorktown Boulevard is proposed.</p> <p>Wastewater Master Plan: No improvements have been proposed.</p> <p>Stormwater Master Plan: No improvements have been proposed.</p>	
Public Notification	
Number of Notices Mailed	36 within a 200-foot notification area 6 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	
<p>Planning Commission Hearing Date: January 10, 2024</p> <p>City Council 1st Reading/Public Hearing Date: February 27, 2024</p> <p>City Council 2nd Reading Date: March 19, 2024</p>	

Background:

The subject property, approximately 2.7 acres in size, was rezoned from the "RM-1" Multifamily Residential District to the "CN-1" Neighborhood Commercial District in 2019 (Ordinance No. 031857) to allow a business center. The property was developed into a single-story, neighborhood business center with a multi-tenant building including boutiques, restaurants, and office uses at the western half. The 1.5-acre eastern half of the property is currently vacant and undeveloped.

The "CG-2" General Commercial District permits restaurants, apartments, townhomes, and overnight accommodation uses, educational facilities, medical facilities, commercial parking offices, retail sales and service, and bar/taverns.

Comprehensive Plan Consistency:

- **Plan CC:** 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 computability, locational needs, and characteristics of each.
- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise, and visual blight on surrounding areas.
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
- Screening fences, open space, or landscaping can provide an essential buffer between shopping and residential areas.
- Future Land Use Map (FLUM): The proposed rezoning is consistent with the FLUM's designation of commercial.

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:

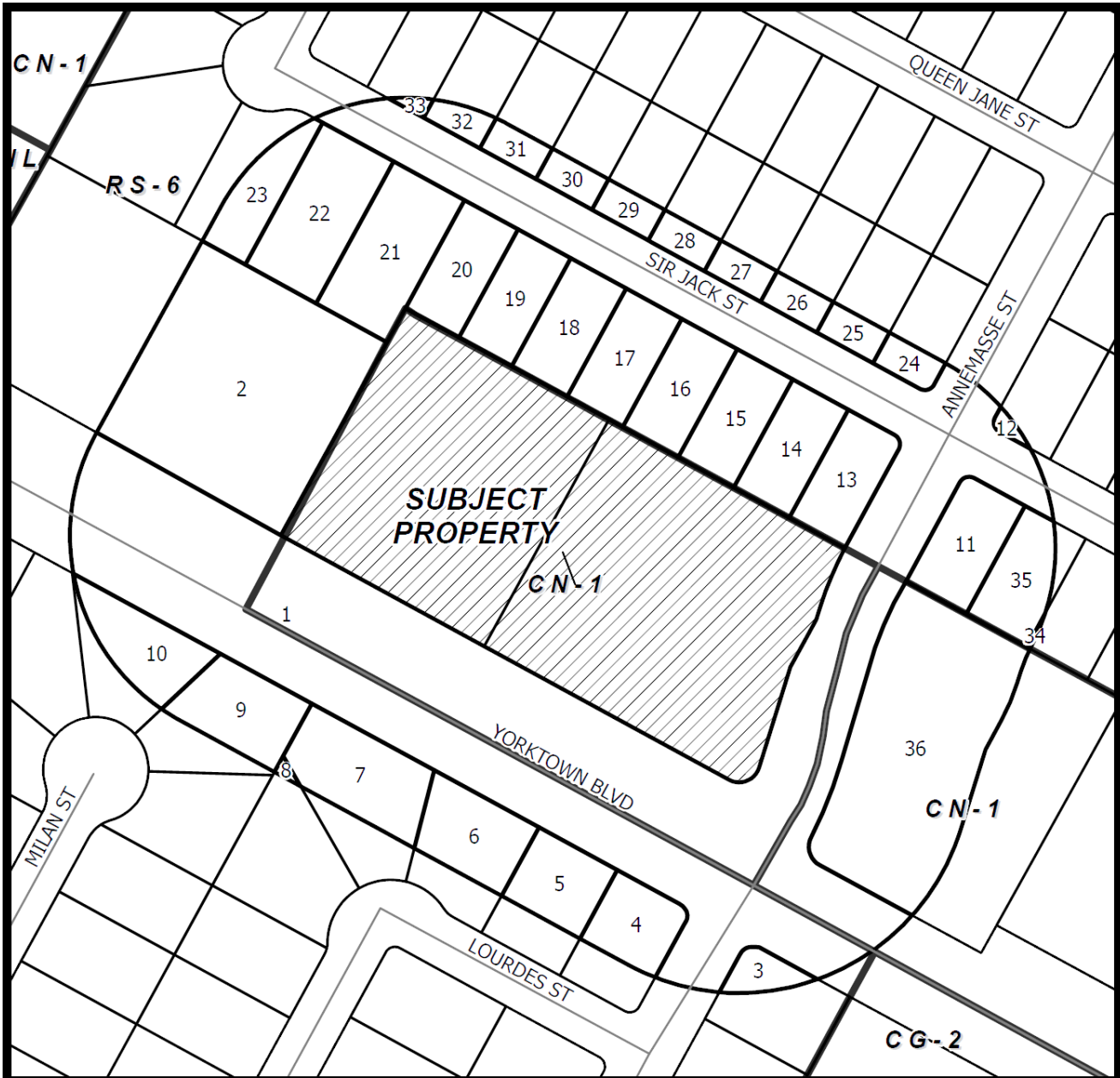
- The proposed rezoning is consistent with many broader elements of the Comprehensive Plan (Plan CC) and the FLUM's (Future Land Use Map) designation of commercial; therefore, will not warrant an amendment to the Future Land Use Map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning will not have a negative impact on the surrounding neighborhood regarding noise.
- Staff has concluded that the adjacent neighborhoods would be better served by the "CG-2" General Commercial District that fronts Yorktown Boulevard than the "CN-1" Neighborhood Commercial District to increase the marketability of uses within the existing and proposed shopping centers.
- The nature of the Yorktown corridor from South Staples to Cimarron Boulevard, approximately 1 mile in length, is developing as commercial in nature.
- A Type C Buffer Yard will be required consisting of a minimum 15-foot-wide buffer yard plus at least 15 points as defined in Section 4.9.5. A. of the Unified Development Code. (UDC).

Planning Commission and Staff Recommendation (January 10, 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 recommend approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District.





Attachment: Existing Zoning and Notice Area Map.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0124-05 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

