

ZONING REPORT

Case # ZN8539

Applicant & Subject Property			
<p>District: 1 Owner/Applicant: 2AVH Calallen LP Address: 3601 Interstate Highway (IH 69), located along the west side of IH 69 and the north side of County Road 52 (CR 52), on the northwest corner of IH 69 and CR 52. Legal Description: 25.2 acres out of Lot 8, Block 1, Nueces River Irrigation Park Acres of Subject Property: 25.2 acres Pre-Submission Meeting: November 22, 2024</p>			
Zoning Request			
<p>From: "FR" Farm Rural District To: "CG-2" General Commercial District Purpose of Request: To allow commercial development to include retail and restaurant uses.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural, Estate Residential	Medium-Density Residential
North	"RS-6" Single-Family 6	Low Density Residential	Medium-Density Residential
South	"RM-2" Multifamily, "CG-2" General Commercial	Agricultural	Mixed Use
East	Transportation (IH 69)		
West	"RS-6" Single-Family 6, "CG-2" General Commercial	Agricultural, Commercial	Medium Density Residential
<p>Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.</p>			
Transportation and Circulation			
Interstate 69	Designation	Section Existing	
	"F1" Freeway/Expressway	A freeway with two main lanes in each direction, accompanied by two additional access roads on each side	
County Road 52	Designation	Section Proposed	Section Existing
	"A2" Secondary Arterial Divided	4 Lanes, 100 feet	2 Lanes, Center Turn Lane 110 feet
Utilities			

Gas: A 6-in service line located along IH 69.
Stormwater: A 10-inch line along IH 69.
Wastewater: 6-inch PVC line located along the rear property line.
Water: 12-inch PVC line located along IH 69.

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), which was adopted in 2016.

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Northwest Area Development Plan (Adopted in 2001).

Water Master Plan: Improvements/No improvements have been proposed.

Wastewater Master Plan: Improvements/No improvements have been proposed.

Stormwater Master Plan: Improvements/No improvements have been proposed.

Roadway Master Plan: Improvement/No improvements have been proposed.

Public Notification

Number of Notices Mailed	9 within a 200-foot notification area 3 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: January 8, 2025
City Council 1st Reading/Public Hearing Date: March 18, 2025
City Council 2nd Reading Date: March 25, 2025

Background:

The subject property is currently zoned “FR” Farm Rural District, which consists of vacant property and has remained undeveloped since annexation in 1995. To the north is a property zoned “RS-6” with Estate Residential uses. Further to the north is a Wal-Mart zoned “CG-2” General Commercial District. To the south, agricultural uses are zoned “RM-2” Multifamily District and “CG-2” General Commercial District. To the east across Interstate 69. To the west are agricultural and commercial uses zoned “RS-6” Single-Family 6 District and “CG-2” General Commercial District. “CG-2” General Commercial District is also central to the subject property and is currently a Hobby Lobby, an arts and crafts and home décor retail store.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodations, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

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

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

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- 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. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- The expansion of business uses along Northwest Boulevard (F.M. 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected. (Policy Statement E).
- Large-scale commercial uses are encouraged on both sides of US 77 (IH-69) north of Robstown. (Policy Statement F).

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

The proposed rezoning is inconsistent with the Northwest ADP and FLUM designation of medium-density residential use.

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 rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not hurt the adjacent properties, and warrants an amendment to the Future Land Use map.
- Locating residential homes adjacent to a freeway is not a sound planning decision due to the potential negative impacts on future residents' quality of life and environmental health. Therefore, it is encouraged to prioritize updating the future land use map section of the Northwest ADP.
- Approving the zoning change will align the property with the existing general commercial district centrally and adjacently.

Permitting Process: (If applicable)

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

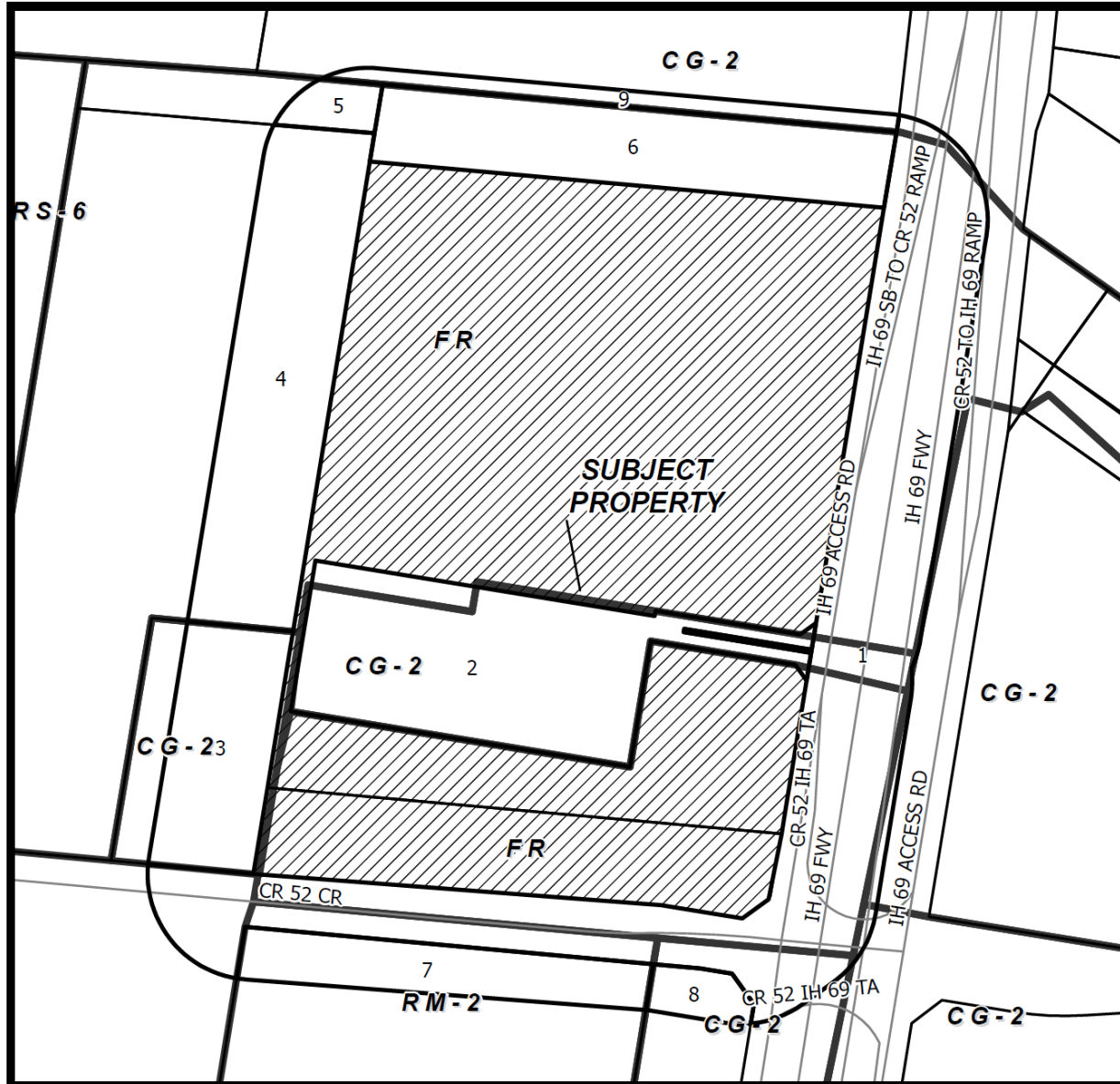
Staff Recommendation:

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, staff recommends approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan

(B) Existing Zoning and Notice Area Map



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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

