

Zoning Case ZN8512

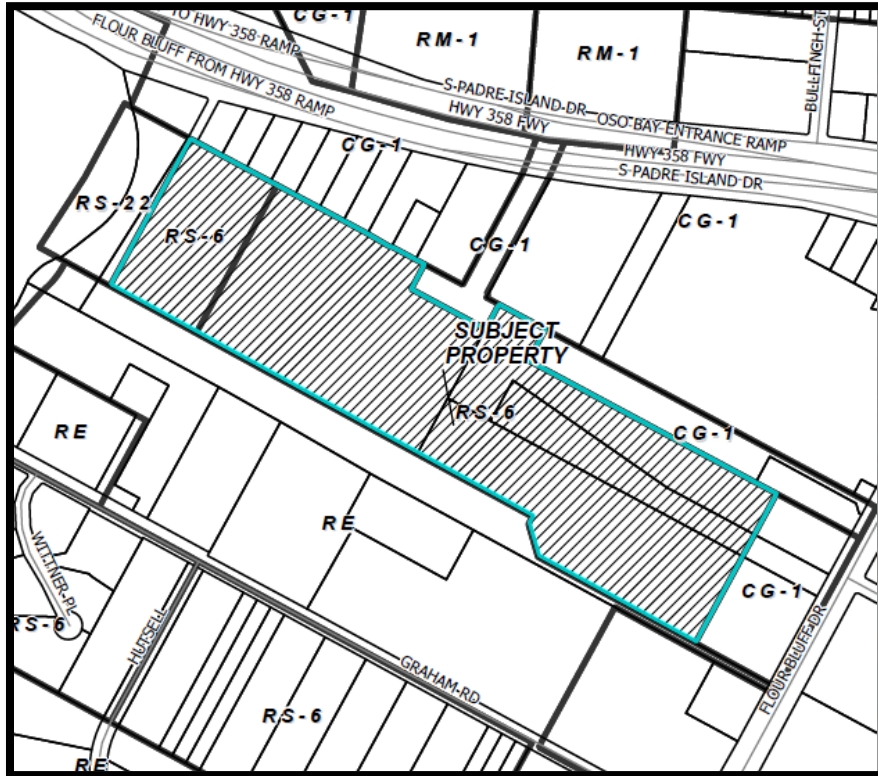


Green Wing Investments, LLC
District 4

**Rezoning for a property at or near
1318 Flour Bluff Drive
From the “RS-6” to the “RM-3”**



Zoning and Land Use



Proposed Use:

To allow for multifamily development

ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

FLUM (Future Land Use Map):

Planned Unit Development/Commercial

Existing Zoning District:

“RS-6” Single-Family 6 District

Adjacent Land Uses:

North: Commercial; Zoned: CG-1

South: Vacant/Agriculture; Zoned: CG-1

East: Commercial; Zoned: CG-1

West: Estate Residential/Vacant; Zoned: “RE”

Public Notification

25 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

Notification Area

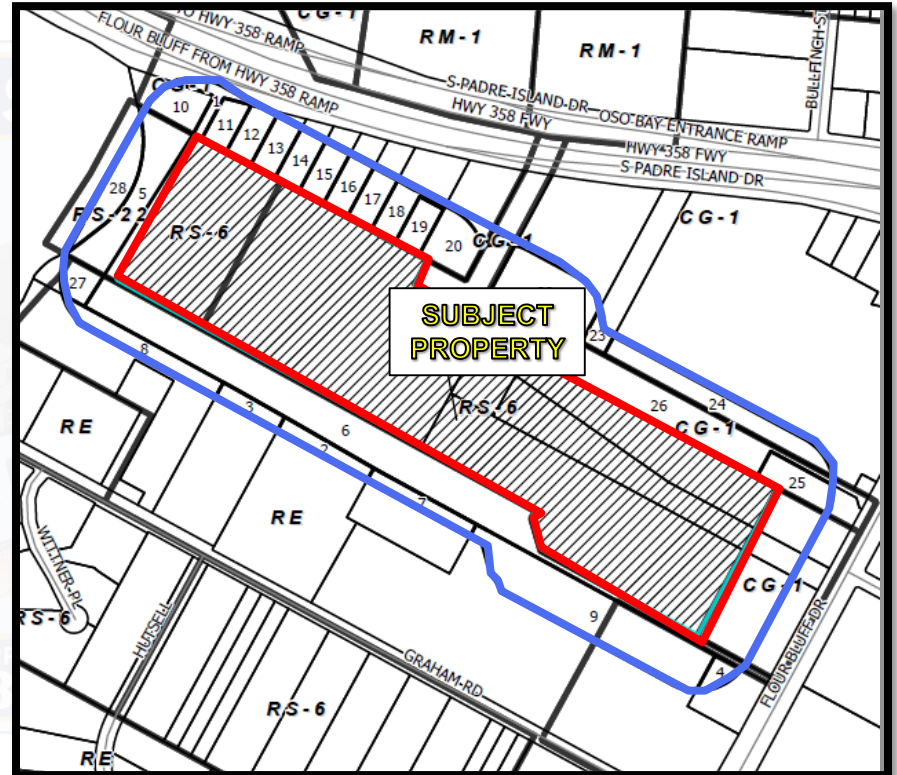
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



Staff Analysis and Recommendation

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC), the Flour Bluff ADP and the future land use map.
- While the subject property is not located within the AICUZ Overlay, the uses will still be impacted by the potential danger of aircraft crashes and the daily impact of aircraft noise.
- Due to the immediate proximity of the AICUZ, specifically the Accident Potential Zone II (APZ), the current zoning is the most compatible with the surrounding uses, the future land map, and adjacency to the APZ.
- During the previous rezoning process for the subject property (in 2021, from the “RE” Residential Estate District to the “CG-2” General Commercial District and the “RM-2” Multifamily District, the Community Planning Liaison for Naval Station Corpus Christi stated the following:

“Due to the close proximity of the Accident Potential Zone (APZ) and flight track that overflies this parcel (transition from Naval Outlying Landing Field (NOLF) Waldron to NAS-CC) the density level of the proposed site is not recommended.”

**STAFF RECOMMENDS DENIAL TO
THE “RM-3” MULTIFAMILY DISTRICT**