

# STAFF REPORT

Case No. 0421-02

INFOR No.

**Planning Commission Hearing Date:** March 31, 2021

Applicant & Legal Description	<p><b>Owner:</b> LD Calallen CCTX Hwy 77, LLC.  <b>Applicant:</b> Urban Engineering  <b>Location Address:</b> Intersection of County Road 52 and Interstate 69  <b>Legal Description:</b> Being 14.136 acre tract and a 2.037 acre tract, out of Lot 9, Block 1, Nueces River Irrigation Park, as recorded in Volume A, Page 54, of the Map Records of Nueces County, Texas, and being a portion of a 16.17 Acre Tract, described in a Special Warranty Deed from TXCT Realty, LLC, to LD Calallen CCTX Hwy 77, LLC, as recorded in Document No. 2020038038, Official Public Records of Nueces County, Texas, located at the southwest corner of the intersection of Interstate 69 and County Road 52.</p>			
Zoning Request	<p><b>From:</b> "OCL" Outside City Limits  <b>To:</b> "CG-2 General Commercial District and "RM-2" Multifamily District  <b>Area:</b> 16.173 acres  <b>Purpose of Request:</b> The purpose of the request is for and commercial and apartment development.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"OCL" Outside City Limits	Vacant	Planned Development
	<i>North</i>	"FR" Farm Rural District and "CG-2" General Commercial District	Commercial and Estate Residential	Commercial and Medium Density Residential
	<i>South</i>	"OCL" Outside City Limits	Vacant and Commercial	Planned Development
	<i>East</i>	"CG-2" General Commercial District and "RMH" Manufactured Home District	Commercial and Mobile Home	Commercial and Medium Density Residential
	<i>West</i>	"OCL" Outside City Limits	Vacant and Commercial	Planned Development
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for Planned Development uses. The proposed rezoning to the "CG-2 General Commercial District and "RM-2" Multifamily District is consistent with the adopted Future Land Use Map.  <b>City Council District:</b> 1  <b>Zoning Violations:</b> None</p>			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 850 feet of street frontage along County Road 52 which is designated as a “A2” Secondary Arterial Street and approximately 660 feet of street frontage along Interstate 69 which is designated as a “F1” Freeway/Expressway. According to the Urban Transportation Plan (UTP), “A2” Secondary Arterial Streets can convey a capacity of 20,000 to 32,000 average daily trips.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	County Road 52	“A2” Secondary Arterial	100’ ROW 54’ paved	83’ ROW 40’ paved	Not Available
	Interstate 69	“F1” Freeway / Expressway	400’ ROW Varies paved	300’ ROW 120’ paved	Not Available

**Staff Summary:**

**Development Plan:** The subject property is 16.137 acres. The owner of the property is proposing a 13-building apartment community with a commercial tract at the Northeast corner of the property. The apartment entrance will be located on County Road 52. Requested zoning at annexation for the apartments is “RM-2” Multifamily District. Requested zoning at annexation for the commercial tract is “CG-2” General Commercial District.

**Existing Land Uses & Zoning:** The subject property is currently “OCL” Outside of the City Limits of Corpus Christi and consists of vacant property and is in the process of being annexed. To the north are vacant properties recently zoned “CG-2” General Commercial District. To the south and west are vacant properties also located outside of the City Limits. To the east are various car dealerships zoned “CG-2” General Commercial District and a Manufactured Home Subdivision zoned “RMH” Manufactured Home District.

**AICUZ:** The subject property not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** Serviced by the Nueces County Water Control District.

**Wastewater:** 6-inch PVC line at County Road 52.

**Gas:** 6-inch PVC line along Interstate 69.

**Storm Water:** 18-inch line along County Road 52.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for Planned Development uses. The proposed rezoning to the “CG-2” General Commercial District and “RM-2” Multifamily District is consistent with the adopted Northwest Area

Development Plan. The proposed rezoning is consistent with the following policies of the Comprehensive Plan (Plan CC). The following policies should be considered:

- 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).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- Support a policy of annexation of land at the periphery of the city to protect the city from urban growth that is incompatible with the developmental objectives of Corpus Christi and to achieve orderly growth. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- Land should be annexed so that all structures are constructed in accordance with building, plumbing, electrical, and other City codes, which are designed to ensure the public health, safety, and welfare. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- Annexation should occur so that impacted areas may benefit from public health programs, zoning laws, police, and fire protection, and so that new developments may be planned and linked to the municipal water supplies, wastewater, and storm drainage systems. (Future Land Use, Zoning, and Urban Design Policy Statement 6).

**Department Comments:**

- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood. However, adequate buffering should be considered along the shared property line between the residential and commercial developments.
- New Proposed County Road 52 Lift Station Improvements are planned for this area. The new lift station will be able to serve around 256 Acres and will upgrade the capacity from 50 gallons per minute (gpm) to 705 gpm. This lift station is meant to handle an assortment of future uses including Low Density Residential, High Density Residential and Commercial development.

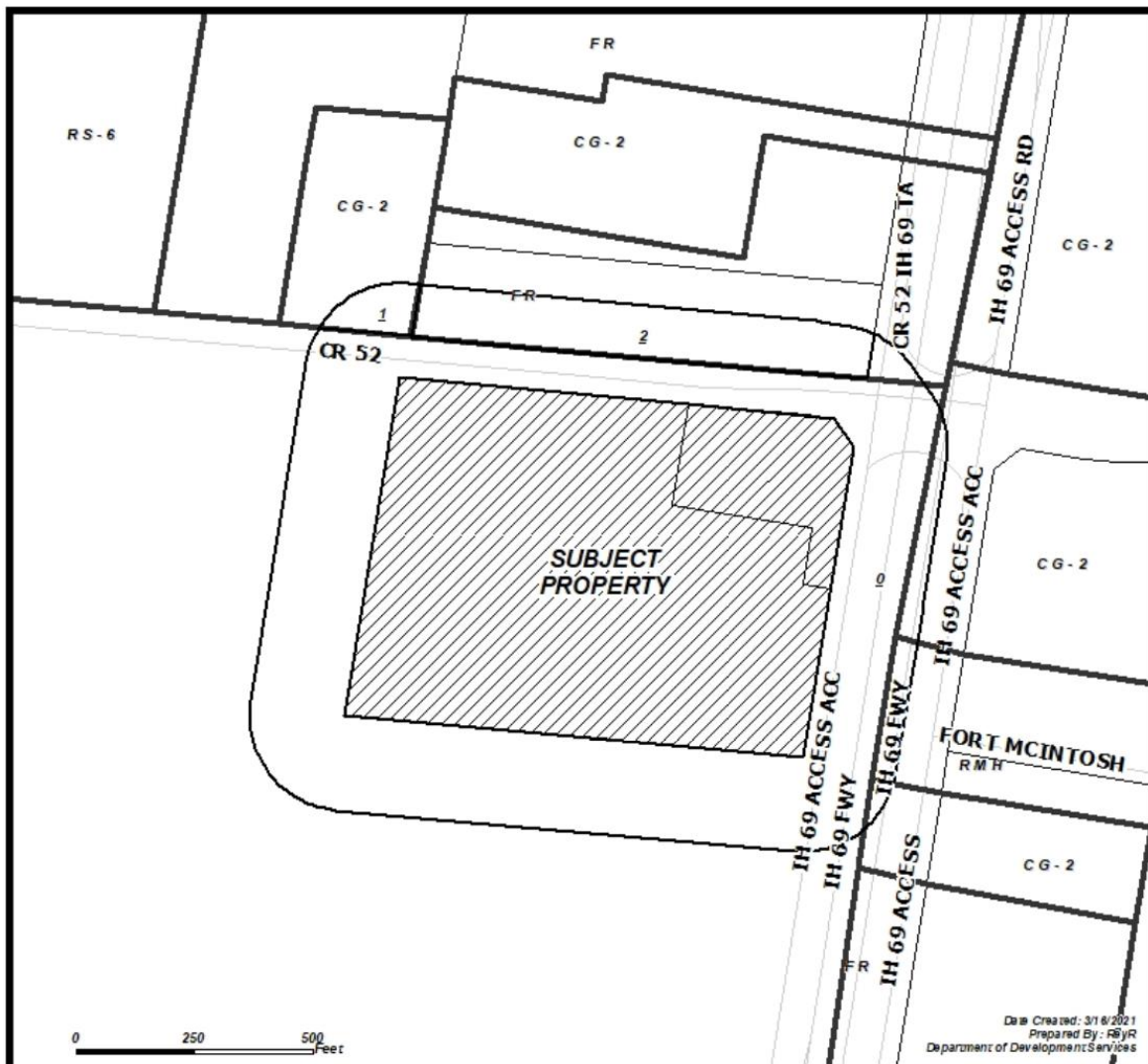
**Staff Recommendation:**

Approval of the change of zoning from the “RE” Residential Estate District to the “CG-2” General Commercial District and “RM-2” Multifamily District.

<b>Public Notification</b>	<p>Number of Notices Mailed – 3 within 200-foot notification area 1 outside notification area</p> <p><b><u>As of March 26, 2021:</u></b></p> <p>In Favor – 0 inside notification area – 0 outside notification area</p> <p>In Opposition – 0 inside notification area – 0 outside notification area</p> <p>Totaling 0.00% of the land within the 200-foot notification area* in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</p>
----------------------------	--

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



# **CASE: 0421-02** **ZONING & 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-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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
CSD 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

