

# Zoning Case ZN8561

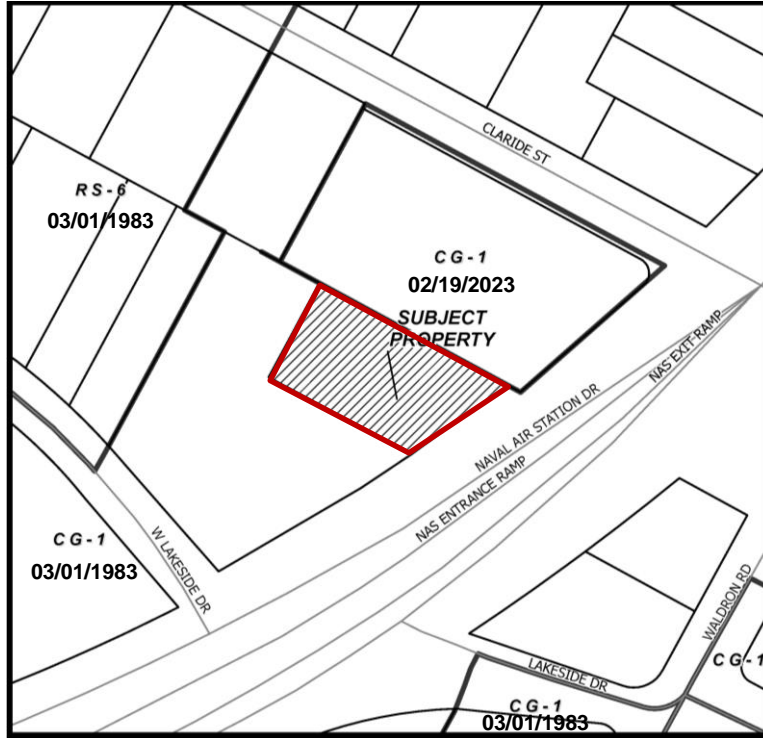
**ADR Investments LLC  
District 4**

**Rezoning for a property at or near  
820 Naval Air Station (NAS) Drive  
From the “CG-1” District  
To the “CG-1/SP” General Commercial District  
with a Special Permit**



**City Council  
April 15, 2025**

# Zoning and Land Use



## Proposed Use:

To allow a contractor's shop.

## ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

## FLUM (Future Land Use Map):

TASD (Transition Aviation Special District)

## Existing Zoning District:

"CG-1" General Commercial District

## Adjacent Land Uses:

North: Low-Density Res., Commercial, Vacant; Zoned: "CG-1" and "CG-1/SP"

South: Transportation (NAS), Commercial; Zoned: "CG-1/SP"

East: Low-Density Res., Commercial; Zoned: "CG-1/SP"

West: Low-Density Res., Commercial; Zoned: CG-1

# Public Notification

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

## Notification Area

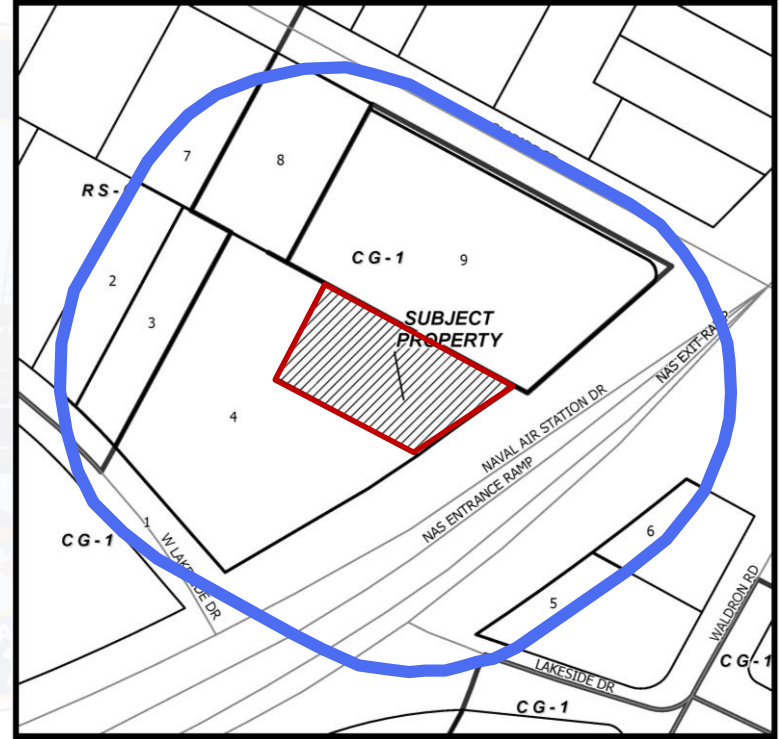
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**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

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- The proposed amendment to the current zoning district is consistent with many of the goals and strategies of the City of Corpus Christi Comprehensive Plan and with the FLUM designation of Transition Aviation Special District.
- In reviewing the applicant's proposed amendment, and determining the appropriateness of such a request, staff considered the activities associated with a contractor's shop, siting, and compatibility with the nearby base, the zoning and conforming uses of surrounding properties, and the character of the neighborhood, and drafted special conditions to limit any adverse impacts.
- The proposed rezoning is compatible with the Joint Land Use Study (JLUS), which is also cited in the Flour Bluff ADP. NAS-CC and the City prepared and adopted a JLUS in 2013 that called for land use changes to ensure compatibility with military and civilian aviation.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL TO  
THE “CG-1/SP” GENERAL COMMERCIAL DISTRICT WITH A  
SPECIAL PERMIT**

# Special Permit Conditions

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**Use:** The only use allowed on the subject property other than uses permitted in the base zoning district is a light industrial service use, specifically, a building, heating, plumbing, or electrical contractor's shop, except for storage yard.

**Landscaping:** Landscaping must be provided in accordance with Article 7.3 Landscaping of the Unified Development Code Landscaping.

**Dumpster:** All solid waste shall be confined in a dumpster screened from street, public, and neighboring views, as indicated on the site plan provided. No dumpster is permitted within the front street yard. Screening for the dumpster must be composed of a solid or opaque material that matches or compliments the building material of the principal structure

**Outside Storage and Display:** Outside storage and display is prohibited.

**Screening & Buffer Yard:** A 10-foot-wide buffer yard and 5 points shall be required along the property boundaries adjacent to residential zoning districts.

# Special Permit Conditions (Cont.)

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**Lighting:** All lighting shall be shielded, and pole lights shall be of the fully cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.

**Building Height:** The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Height Regulations.

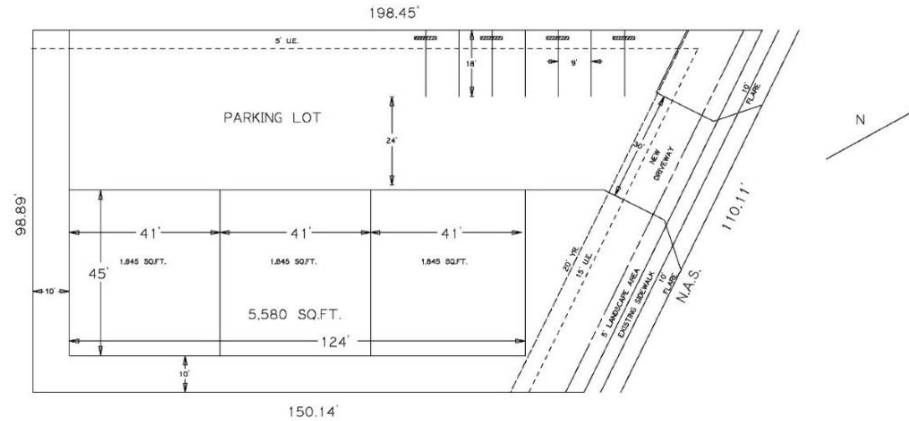
**Hours of Operation:** The hours of operation shall be limited from 8:00 AM to 05:00 PM. Customer access after 05:00 PM shall be prohibited.

**Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.

**Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

**Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

# Site Plan



SITE A

## PARKING REQUIREMENTS

STORAGE AREA 1 PER 2,500 SF OF INDOOR STORAGE

INDOOR STORAGE BUILDING (A) = 5,580 SF

2.2 SPACES REQD.

SPACES REQD. 2

6 SPACES ON SITE

ADR INVESTMENTS

820 N.A.S

LOT 19 R. BLOCK C

FLOUR BLUFF EST.

CORPUS CHRISTI, TEXAS