

ZONING REPORT

Case # ZN8268

Applicant & Subject Property			
District: 5 Owner/Applicant: JAR Development, LLC Address: 7868 Yorktown Boulevard, located along the north side of Yorktown Boulevard, north of Ranch View Drive, east of Pari Drive, and west of Azali Drive. Legal Description: 1.61 acres out of Lots 7 and 10, Flour Bluff & Encinal Farm & Garden Tracts 2 Acreage of Subject Property: 1.61 Pre-Submission Meeting: 4/19/2024			
Zoning Request			
From: "RS-4.5" Single-Family 4.5 District To: "CN-2" Neighborhood Commercial District Purpose of Request: To allow for a retail center.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-4.5" Single-Family 4.5	Agriculture	Medium Density Residential
North	"RS-4.5" Single-Family 4.5	Agriculture	Medium Density Residential
South	"RS-4.5" Single-Family 4.5	Medium Density Residential	Medium Density Residential
East	"RS-4.5" Single-Family 4.5	Medium Density Residential	Medium Density Residential
West	"CN-1" Neighborhood Commercial	Vacant	Commercial
Plat Status: The subject property is not platted. Note: However, a final plat was conditionally approved in February of 2024. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
Yorktown Boulevard	"A3" Primary Arterial Divided	6 Lanes, Median, 130-Foot ROW	4 Lanes, Median, 120 Foot ROW
Transit: The Corpus Christi RTA provides service via a route 1.5 miles west of the subject property.			
Bicycle Mobility Plan: The subject property abuts a 1-way Cycle Track, planned for the south side of Yorktown Boulevard.			

Utilities	
<p>Gas: A 2-inch line exists along the eastern boundary of the subject property.</p> <p>Stormwater: A partially constructed 30-inch storm pipe exists along Yorktown Boulevard and in front of the properties to the east of the subject property.</p> <p>Wastewater: An 8-inch PV line traverses the property from the northern boundary, ending in the center of the subject property.</p> <p>Water: A 6-inch PVC line is currently under construction transversing the property from north to south.</p>	
Corpus Christi Comprehensive Plan (Plan CC)	
<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>ADP (Area Development Plan): 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: Improvements have been proposed, a 36-inch line running along the front property line.</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	19 within a 200-foot notification area 1 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: August 7, 2024</p> <p>City Council 1st Reading/Public Hearing Date: September 17, 2024</p> <p>City Council 2nd Reading Date: October 15, 2024</p>	

Background:

The subject property is vacant and was part of a previous rezoning request for 24.49 acres from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District. The rezoning was approved on October 13, 2020.

To the north, the property use is agriculture zoned “RS-4.5” Single-Family 4.5 District. To the south, is the Riverbend Unit 1 Subdivision, which is medium-density residential, zoned “RS-4.5”, to the east is also a medium-density subdivision, Azali Estates Unit 1, zoned “RS-4.5”. To the east, properties are vacant along Yorktown Boulevard Zoned “CN-1”, while the remaining property is medium-density residential, zoned “RS-4.5.”

The applicant is requesting the rezoning to create retail uses along Yorktown Boulevard. The requested “CN-2” Neighborhood Commercial District permits office uses, limited indoor recreation, retail sales and service, medical facilities, and overnight accommodations.

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.
- **Southside ADP and FLUM (Future Land Use Map) Consistency:**

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

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 the many elements of the Comprehensive (Plan CC) and the Future Land Use Map, which designates the property as commercial.
- The proposed rezoning is compatible with neighboring properties along Yorktown Boulevard and with the general character of the surrounding area. This rezoning will not have a negative impact on the surrounding neighborhood regarding noise.
- The nature of the Yorktown corridor from South Staples Street to the east of Rodd Field Road, is developing with a pattern of commercial uses.
- A Type B Buffer Yard will be required consisting of a minimum 10-foot-wide buffer yard plus at least 10 points as defined in Section 4.9.5. A. of the Unified Development Code. (UDC), minimally achieved by an 8-foot, solid wood screening fence. Alternatively, 10 points may be achieved by an 8-foot, concrete panel wall.

Planning Commission and 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 "RS-4.5" Single-Family 4.5 District to the "CN-2" Neighborhood Commercial District.

Attachment(s):

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

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS

COUNTY OF NUECES

EXHIBIT _____

Field notes of a 0.816 acre tract being out of a 11.59 acre tract described in a deed recorded in Document No. 2020023010, Deed Records Nueces County, Texas. Said 11.59 acre tract also being out of lots 7 & 10, section 25, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume A, Pages 41 – 43, Map Records Nueces County, Texas. Said 0.816 acre tract being more particularly described as follows:

COMMENCING at a point in the center of Yorktown Boulevard, for the south corner of "Granger Park Unit 3" subdivision as shown on the plat recorded in Volume 69, Pages 770-771, and for the west corner of said 11.59 acre tract, **THENCE** with the common line of said "Granger Park Unit 3" and said 11.59 acre tract, North 28°41'28" East, a distance of 215.00 feet to a point in the common line of said 11.59 acre tract and "Granger Park Unit 3", from **WHENCE** a point for a common corner of Lot 59, Block 5, of said "Granger Park Unit 3" and Lot 1, Block 3, of "Moorland View Unit 1" as shown on the plat recorded in Volume 69, Pages 904 – 905, bears North 28°41'28" East, a distance of 680.67 feet, **THENCE** across said 11.59 acre tract, South 61°18'45" East, a distance of 129.09 feet to a point for the north corner of this survey, and for the **POINT OF BEGINNING**.

THENCE South 58°43'19" West, a distance of 54.82 feet to a point of curvature of a curve to the left with a radius of 85.00 feet.

THENCE with said curve to the left, a chord bearing of South 43°42'23" West, a chord distance of 44.04 feet, and a total arch distance of 44.55 feet to a point for an outside corner of this survey.

THENCE South 28°41'28" West, a distance of 85.00 feet to a point for an outside corner of this survey.

THENCE South 16°18'40" East, a distance of 21.21 feet to a point for an outside corner of this survey.

THENCE South 16°19'51" East, a distance of 179.81 feet to a point for the south corner of this survey.

THENCE North 28°40'34" East, a distance of 189.94 feet to a point for the east corner of this survey.

THENCE South 61°18'45" West, a distance of 155.91 feet to the **POINT OF BEGINNING** of this survey, and containing 0.816 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the electrical easement does not represent an on the ground survey and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: June 3, 2024

Job No. 240818-A



STATE OF TEXAS

COUNTY OF NUECES

EXHIBIT _____

Field notes of a 0.795 acre tract being out of a 11.59 acre tract described in a deed recorded in Document No. 2020023010, Deed Records Nueces County, Texas. Said 11.59 acre tract also being out of lots 7 & 10, section 25, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume A, Pages 41 – 43, Map Records Nueces County, Texas. Said 0.795 acre tract being more particularly described as follows:

COMMENCING at a point in the center of Yorktown Boulevard, for the south corner of "Granger Park Unit 3" subdivision as shown on the plat recorded in Volume 69, Pages 770-771, and for the west corner of said 11.59 acre tract, **THENCE** with the common line of said "Granger Park Unit 3" and said 11.59 acre tract, North 28°41'28" East, a distance of 215.00 feet to a point in the common line of said 11.59 acre tract and "Granger Park Unit 3", from **WHENCE** a point for a common corner of Lot 59, Block 5, of said "Granger Park Unit 3" and Lot 1, Block 3, of "Moorland View Unit 1" as shown on the plat recorded in Volume 69, Pages 904 – 905, bears North 28°41'28" East, a distance of 680.67 feet, **THENCE** across said 11.59 acre tract, South 61°18'45" East, a distance of 285.00 feet to a point for the north corner of this survey, and for the **POINT OF BEGINNING**.

THENCE South 28°40'34" West, a distance of 189.94 feet to a point for the west corner of this survey.

THENCE South 61°17'37" East, a distance of 174.71 feet to a point for an outside corner of this survey.

THENCE North 73°41'21" East, a distance of 21.21 feet to a point for an outside corner of this survey.

THENCE North 28°41'25" East, a distance of 85.12 feet to a point for the point of curvature of a curve to the left with a radius of 81.51 feet.

THENCE with said curve to the left a chord bearing of North 14°28'22" East, a chord distance of 41.75 feet, and a total arch distance of 45.22 feet to a point for an outside corner of this survey.

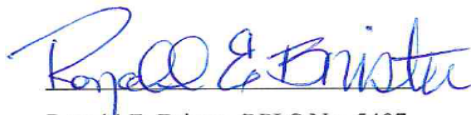
THENCE North 00°15'15" East, a distance of 56.19 feet to a point for the east corner of this survey.

THENCE North 61°18'45" West, a distance of 152.75 feet to the **POINT OF BEGINNING** of this survey, and containing 0.795 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the electrical easement does not represent an on the ground survey and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: June 3, 2024

Job No. 240818-B



EXHIBIT OF

A 0.816 ACRE TRACT AND A 0.795 ACRE TRACT BEING OUT OF A 11.59 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020023010, DEED RECORDS NUECES COUNTY, TEXAS. SAID 11.59 ACRE TRACT ALSO BEING OUT OF LOTS 7 & 10, SECTION 25, "FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS" AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS NUECES COUNTY, TEXAS.



SCALE 1" = 60'

L3 = N16° 18' 40" W
21.21' (MEAS)

L2 = N73° 41' 21" E
21.21' (MEAS)

(MEAS)
R = 81.51'
L = 42.22'
C2 = TAN = 21.60"
Δ = 029° 40' 48"
CB = N14° 28' 22" E, 41.75'

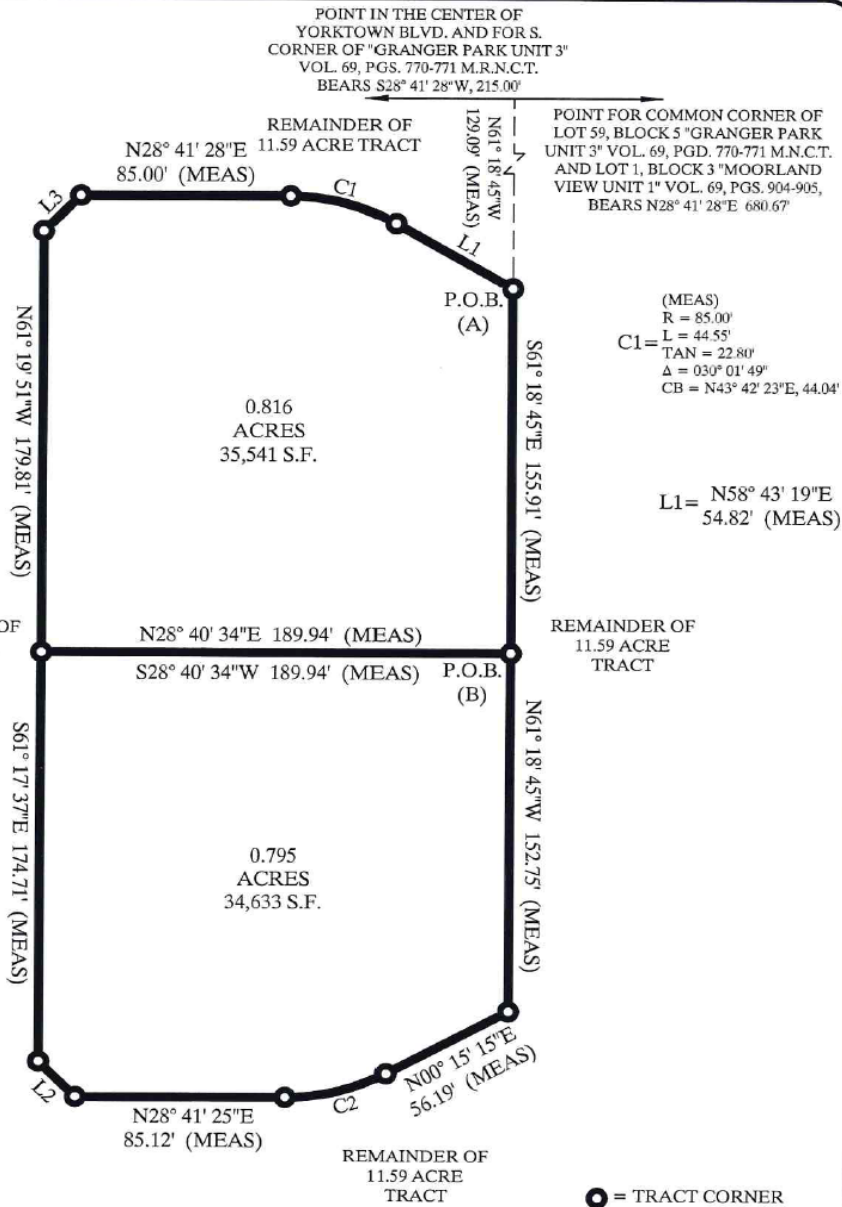


EXHIBIT _____ PAGE 2 OF 2

● = TRACT CORNER



Brister Surveying

5506 Cain Drive
Corpus Christi, Texas 78411
Off 361-850-1800
Fax 361-850-1802
Bristersurveying@corpusiwbcc.com
Firm Registration No. 10072800

- NOTES:
1.) TOTAL SURVEYED AREA IS 1.611 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.



THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

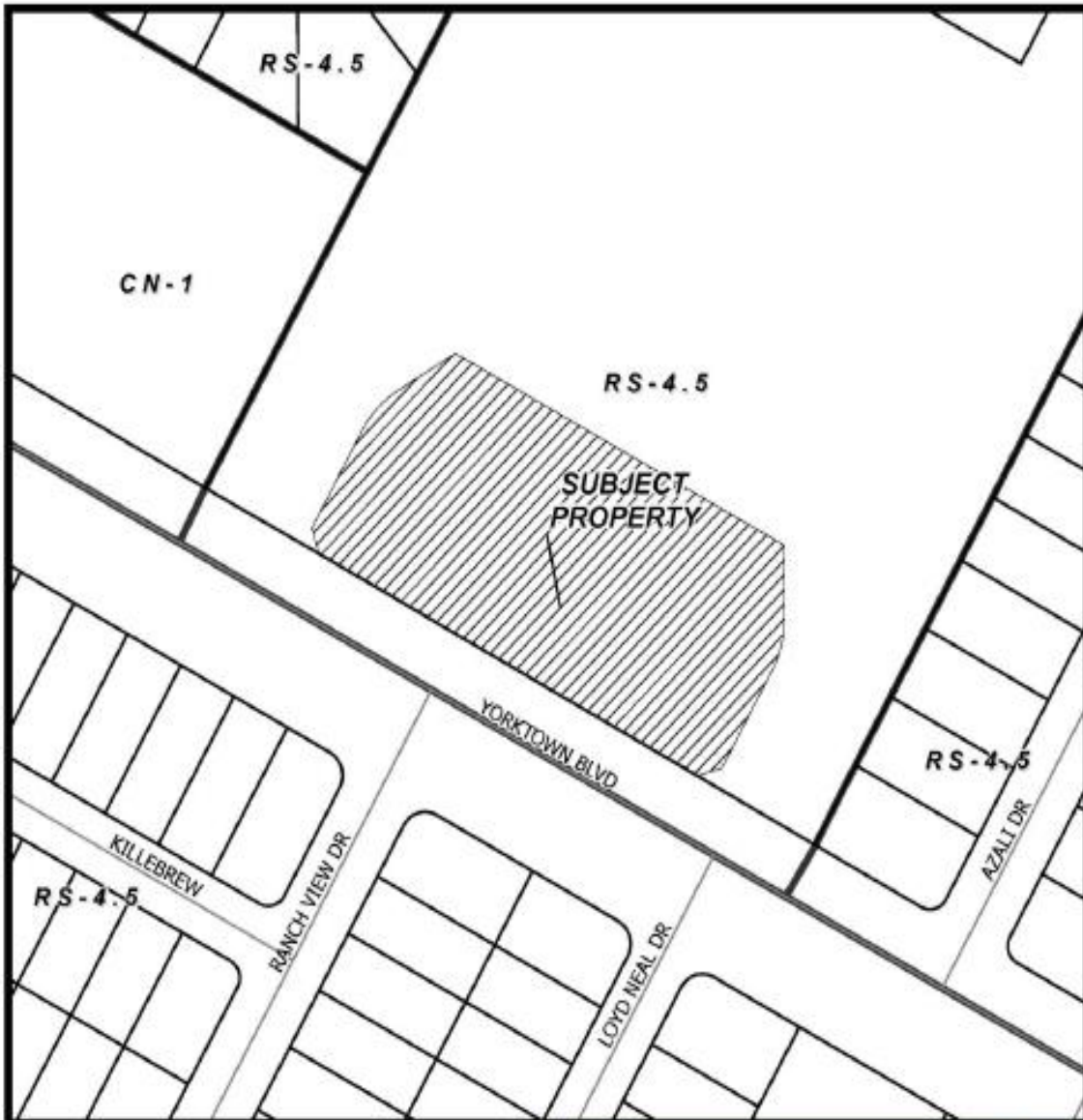
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT DOES NOT REPRESENT AN ON THE GROUND SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE JUNE 12, 2024

JOB NO. 240818

(B) Existing Zoning and Notice Area Map



CASE: ZN8268
SUBJECT PROPERTY WITH ZONING



- | | |
|--|---|
| A-1 Apartment House District | I-1 Limited Industrial District |
| A-1A Apartment House District | I-2 Light Industrial District |
| A-2 Apartment House District | I-3 Heavy Industrial District |
| AO Professional Office District | PLD Planned Land Development |
| AT Apartments-Tourist District | R-1A One Family Dwelling District |
| B-1 Neighborhood Business District | R-1B One Family Dwelling District |
| B-1A Neighborhood Business District | R-1C One Family Dwelling District |
| B-2 Bayfront Business District | R-2 Multiple Dwelling District |
| B-2A Barrier Island Business District | RA One Family Dwelling District |
| B-3 Business District | RE Residential Estate District |
| B-4 General Business District | R-TH Townhouse Dwelling District |
| B-5 Primary Business District | SP Special Permit |
| B-6 Primary Business Core District | T-1A Travel Trailer Park District |
| BD Corpus Christi Beach Design Dist. | T-1B Manufactured Home Park District |
| FR Farm Rural District | T-1C Manufactured Home Subdivision District |
| HC Historical/Cultural Landmark Preservation | |

