

ZONING REPORT

Case # ZN8261

Applicant & Subject Property			
<p>District: 4 Owner: Margo Lyn Moore Applicant: The Clower Company Address: 7317 South Padre Island Drive, located along the east side of Rodd Field Road and the south side of South Padre Island Drive (State Highway 358), north of Holly Road, and west of Lexington Road. Legal Description: 25.93 Acres out of Lots 15 & 16, Section 28, Flour Bluff & Encinal Farm Garden Tract Acreage of Subject Property: 25.93 acre(s). See attachment (A) Metes and Bounds Description and Exhibit. Pre-Submission Meeting: March 25, 2024</p>			
Zoning Request			
<p>From: "RS-6" Single-Family District To: "CG-2" General Commercial District Purpose of Request: To allow a commercial development; which is to include indoor recreation, retail sales and services, and restaurant uses.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family	Vacant	Commercial
North	"CG-2" General Commercial	Transportation (SPID & Rodd Field Rd), Vacant, Commercial, Professional Office	Transportation (SPID & Rodd Field Rd), Commercial
South	"RS-6" Single-Family, "CN-1" Neighborhood Commercial	Drainage Corridor, Commercial, Low-Density Residential	Drainage Corridor, Medium-Density Residential
East	"RS-6" Single-Family, "CG-2" General Commercial	Vacant, Commercial	Commercial
West	"CG-2" General Commercial, "CG-2" General Commercial with a Special Permit, "CN-1" Neighborhood Commercial	Transportation (Rodd Field Road), Professional Office, Public/Semi-Public, Vacant	Transportation (Rodd Field Road), Institutional, Commercial, Medim-Density Residential
<p>Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. Code Violations: None.</p>			

Transportation and Circulation			
South Padre Island Drive (Access Rd)	Designation	Section Proposed	Section Existing
	“F1” Freeway/Expressway	4-10 Lanes, Median Lane 400-Foot ROW	8 Lanes, Width Varies, 265-Foot ROW
Rodd Field Road	Designation	Section Proposed	Section Existing
	“A3” Primary Arterial Undivided	6 Lanes, Median Lane, 130-Foot ROW	4 Lanes, 2 Turning & 1 Center Lane, 115-Foot ROW
<p>Transit: The Corpus Christi RTA provides service to the subject property via Route 29 <i>Staples</i> with stops at SPID and Rodd Field Road, and Rodd Field Road and Williams Drive.</p>			
<p>Bicycle Mobility Plan: The subject property is immediately adjacent to a proposed one-way cycle track on each side of William Drive, along the drainage ditch west of the subject parcel.</p>			
Utilities			
<p>Gas: None exists. Stormwater: An active 48-inch RCP (public) line exists along the east side of Rodd Field Road mid-block. Wastewater: An active 8-inch PVC (public main) line exists along the east side of Rodd Field Road, and an 18-inch (public distribution) line exists along South Padre Island Drive. Water: An active 20-inch DIP (public transmission) line exists along the east side of Rodd Field Road and a 12-inch PVC (public distribution) line along the south side of South Padre Island Drive.</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. ADP (Area Development Plan): According to Plan CC the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020). Water Master Plan: No improvement have been proposed. Wastewater Master Plan: No improvement have been proposed. Stormwater Master Plan: No improvement have been proposed. Roadway Master Plan: A “C3” class collector (Williams Drive) is proposed between Rodd Field Road and Paul Jones Drive.</p>			
Public Notification			
Number of Notices Mailed		32 within a 200-foot notification area 0 outside 200-foot notification area	
In Opposition		0 inside the notification area 0 outside the notification area 0%v in opposition within the 200-foot notification area (0 individual property owner)	

Public Hearing Schedule

Planning Commission Hearing Date: May 15, 2024

City Council 1st Reading/Public Hearing Date: July 16, 2024

City Council 2nd Reading Date: July 23, 2024

Background:

The subject 25.93-acre, vacant and undeveloped, "RS-6" Single-Family zoned tract is located in the Southside area with frontages along the south side of South Padre Island Drive (SH-358 Freeway) access road, and along the east side Rodd Field Road, an "A3" class arterial road, with a drainage ditch along its southern boundary. The parcel abuts another property similar in size that has also remained undeveloped since the 1962 annexation of the area between the Oso Bay, Nueces River, Saratoga Boulevard, and South Padre Island Drive.

The properties to the north are zoned "CG-2" General Commercial District, with transportation (South Padre Island Drive and Rodd Field Road), commercial, and professional office uses, and a vacant parcel. To the south are properties zoned "RS-6" Single-Family District, with a drainage corridor, and commercial, and low-density residential uses. To the east, properties are zoned "RS-6" Single-Family with agricultural uses, and to the west, properties are zoned "CG-2" General Commercial District, "CG-2/SP" General Commercial District with a Special Permit, and "CN-1" Neighborhood Commercial District, with transportation (Rodd Field Road), professional office and public/semi-public uses, with a vacant parcel.

The applicant is requesting to amend the current zoning district to allow for an infill commercial development with mixed uses; specifically with indoor recreation, retail sales and services, and restaurant uses.

The "CG-2" General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, 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:

- *Future Land Use, Zoning, and Urban Design*
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - 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 use based on compatibility, location needs, and characteristics of each use.
 - Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
 - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.

Southside ADP (Area Development Plan) and FLUM (Future Land Use Map)

Consistency:

The proposed rezoning is consistent with the Southside ADP and future land use designation of commercial use, and particularly the following policy initiatives of the ADP.

- Ensure streets, sidewalks, and bike paths connect through and between neighborhoods and to destinations with improved sidewalk and pedestrian signage.
- Encourage mixed-use development, where appropriate, to increase walkability and create community gathering places.

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 many elements, goals, and strategies for decision makers of the City's Comprehensive Plan, and the future land use designation of commercial.
- The City's guiding documents, specifically the Southside Area Development Plan, would consider the applicant's proposal a mixed-use infill development, and that in proximity to several neighborhoods and planned mobility infrastructure, may contribute to the ideal of interconnected developments that may provide community gathering spaces and increase walkability.
- The proposed is in agreement with the orderly growth goal of Plan CC and compatibility with surrounding uses and general character of the area. General commercial districts provide for all types of commercial and service activities, particularly along arterial streets. Retail development and other commercial uses, along the "CG-2" district, dominate the South Padre Island Drive frontage. While general commercial districts are typically designed to be accessed primarily by automobiles, the comprehensive plan also encourages interior circulation that encourages pedestrian access. The typical pattern along SPID shows general commercial districts with residential uses beyond. The residential uses to the south of the subject parcel are buffered by the drainage corridor.
- The site is suitable for uses permitted by the zoning district to be applied upon approval of proposed amendment; however, an assessment and recommendation for infrastructure capacity will be made during the platting stage.

Planning Commission and Staff Recommendation (May 15, 2024):

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, Planning Commission and staff recommend **approval** of the change of zoning from the "RS-6" Single-Family District to the "CG-2" General Commercial District.

Attachment(s):

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

(A) Metes & Bounds Description and Exhibit

MURRAY BASS, JR., P.E., R.P.L.S.

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BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

March 27, 2024

Field Note Description

Proposed Re-zoning

Being a tract situated in Corpus Christi, Nueces County, Texas, over and across portions of Lots 15 and 16, Section 28 of the Flour Bluff and Encinal Farm and Garden Tracts as shown on the map thereof, recorded in Volume A, Pages 41-43 in the Map Records of Nueces County, Texas, and being a portion of that tract described in the deed to Margo Lyn Moore, recorded on the clerk's file number 2009042344 Official Public Records of Nueces County, Texas;

BEGINNING at a 5/8 inch iron rod found in the South right-of-way line of South Padre Island Drive (State Highway 358) at the intersection with the East boundary of Lot 15, Flour Bluff and Encinal Farm and Garden Tracts for the Eastmost corner of this tract;

THENCE S28°36'35"W along the East boundary of said Lot 15, a distance of 1,148.54 feet to a 5/8 inch iron rod set for the Southmost corner of this tract, said point lying in the North boundary of a 75 foot wide City of Corpus Christi drainage right-of-way described in the document recorded in Volume 1061, Page 109 of the Deed Records of Nueces County, Texas;

THENCE N61°11'59" W along the North boundary of said drainage right-of-way, a distance of 1,181.74 feet to a 5/8 inch iron rod found disturbed for the most Westerly corner of this tract, said point lying in the East right-of-way line of Rodd Field Road (State Highway 357);

THENCE along the East right-of-way line of Rodd Field Road N02°10'23" E a distance of 173.39 feet to a 5/8 inch iron rod found for an intermediate corner of this tract;

THENCE continuing along the East right-of-way line of Rodd Field Road N28°40'27" E a distance of 515.15 feet to a 5/8 inch iron rod found for an intermediate corner of this tract, said point being at the point of curvature of a curve to the right;

THENCE along said curve to the right in a Northeasterly direction whose radius is 513.00 feet, a distance of 12.40 feet to a 5/8 inch iron rod found for the point of tangency of said curve;

THENCE Continuing along the East right-of-way line of Rodd Field Road N31°08'28" E a distance of 25.27 feet to a 5/8 inch iron rod found for a Westerly Northwest corner of this tract, said point also being the Southwest corner of Lot 2, Block 1, Roy Smith Plaza as shown on the map thereof recorded in Volume 60, Page 22 in the Map Records of Nueces County, Texas;

THENCE S63°58' 38"E along the South boundary of Lot 2, Block 1, Roy Smith Plaza, a distance of 275.00 feet to a 5/8 inch iron rod found for an intermediate corner of this tract, said point being the Southeast corner of Lot 2, Block 1, Roy Smith Plaza and the Southwest corner of Lot 3, Block 1, Roy Smith Plaza as shown on the map thereof, recorded in Volume 69, Page 593 of the Map Records of Nueces County, Texas;

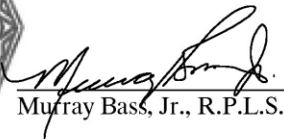
THENCE S63°57'38" E along the South boundary of Lot 3, Block 1, Roy Smith Plaza, a distance of 254.16 feet to a 5/8 inch iron rod found for an interior corner of this tract, said point being the Southeast corner of Lot 3, Block 1, Roy Smith Plaza;

THENCE N26°02'22"E along the East boundary of Lot 3, Block 1, Roy Smith Plaza, a distance of 364.13 feet to a 5/8 inch iron rod found for the Northeast corner of Lot 3, Block 1, Roy Smith Plaza, said point lying in the South right-of-way line of South Padre Island Drive(State Highway 358);

THENCE S67°56'47"E along South right-of-way line of South Padre Island Drive, a distance of 225.99 feet to a 5/8 inch iron rod found for an intermediate corner of this tract;

THENCE continuing along the South right-of-way line of South Padre Island Drive S63°56'45"E a distance of 520.28 feet to the **POINT OF BEGINNING**, forming a tract embracing 27.58 acres(1,201,224 square feet).




Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing State of Texas, Lambert Grid, South Zone, NAD 1983.

MBJ: emg

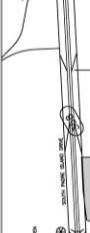
20015-MargoMooreFieldDesc.doc

LEGEND

- DE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- AE ACCESS EASEMENT
- VE VARIATION FROM ZONING
- YD YARD REQUIREMENT
- SKN SKIN
- TELEPHONE
- T-T- OVERHEAD ELECTRIC
- OR-C- OVERHEAD CABLE
- D.P.A.N.C.T. DEED RECORDS NUGESS COUNTY TEXAS
- D.O.C. DEED RECORDS NUGESS COUNTY TEXAS
- P.N.W. PLANNING OF WAY
- P.N. PLANNING
- I.R. IRON ROD
- I.P. IRON PIPE

GENERAL NOTES

1. 27.58 ACRES ± 27.58 ACRES
2. CURRENT ZONING RC-1, SINGLE FAMILY-6
3. PROPOSED ZONING CO-2, GENERAL COMMERCIAL
4. FLOOD MAP INFORMATION DERIVED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 17083C0044000A.C. DATED 5/17/1989
5. OWNER MARGO LYN MOORE
6. RECEIVING WATERS THE RECEIVING WATER FOR THE PROPERTY IS THE GULF OF MEXICO. THE USE FOR THE GULF BAY IS EXCEPTIONAL AND LIFE USE FOR THE GULF BAY IS EXCEPTIONAL AND RECEIVING WATERS AS CONTACT RECREATION USE.



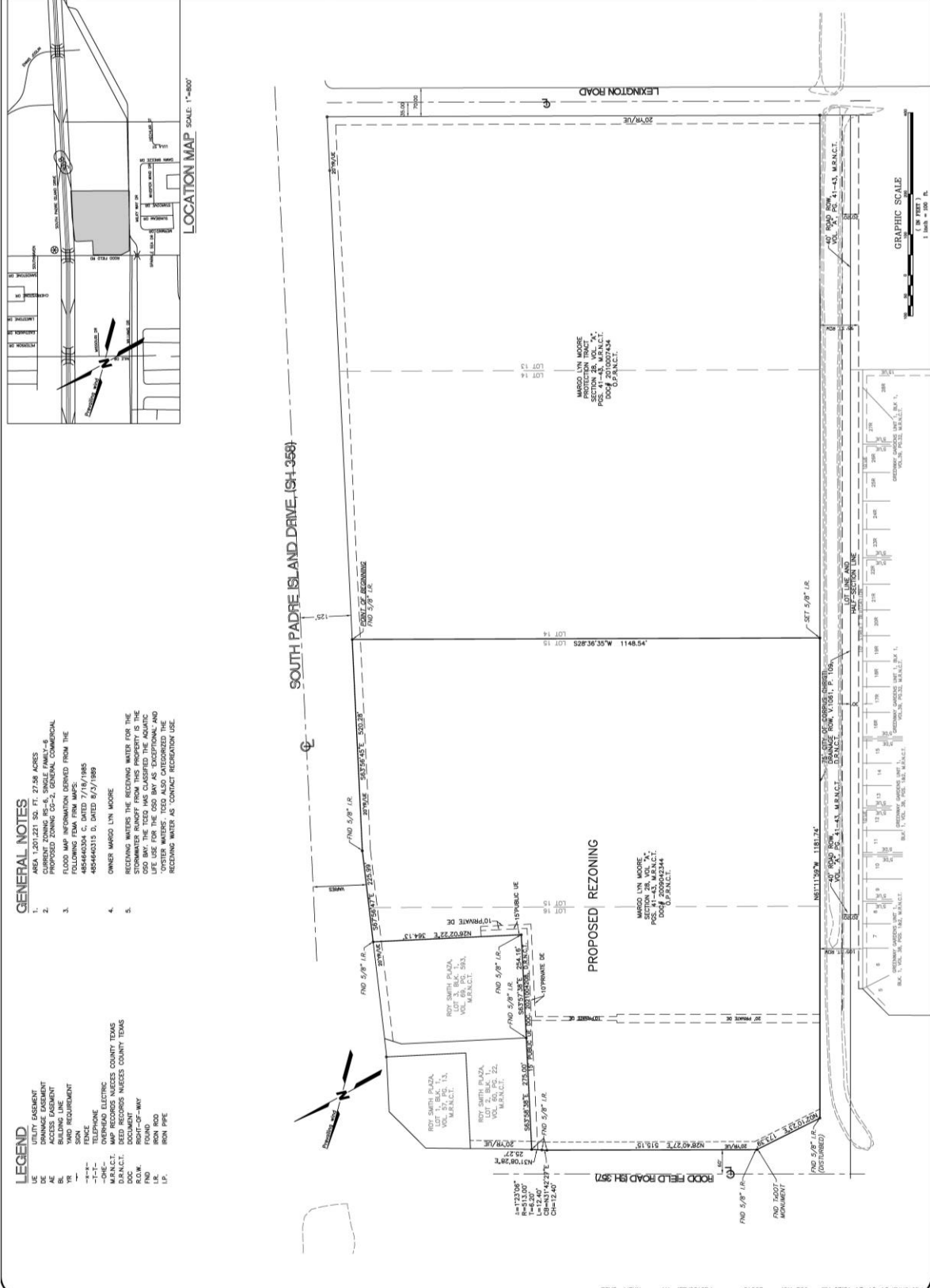
LOCATION MAP SCALE: 1"=500'

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 FORT WORTH, TEXAS 76101-4397
 TELEPHONE: (817) 342-5521
 ENGINEERING FIRM REGISTRATION NO. F-52
 SURVEYING FIRM REGISTRATION NO. 10027-00
 CORPUS CHRISTI, TEXAS

PROPOSED REZONING
A 27.58+/- Acre Tract of Land, A Portion of Flour Bluff & Enchil Farm & Garden Tracts, Sect. 28, Lots 15 & 16

DATE: 29 MARCH 2024
 SCALE: SHOWN
 DRAWN BY: MJK
 CHECKED BY: MJK
 SHEET NO. 1
 FIELD BK. NO. 1
 COMPILED BY: MJK
 FILE: Rezoning Map

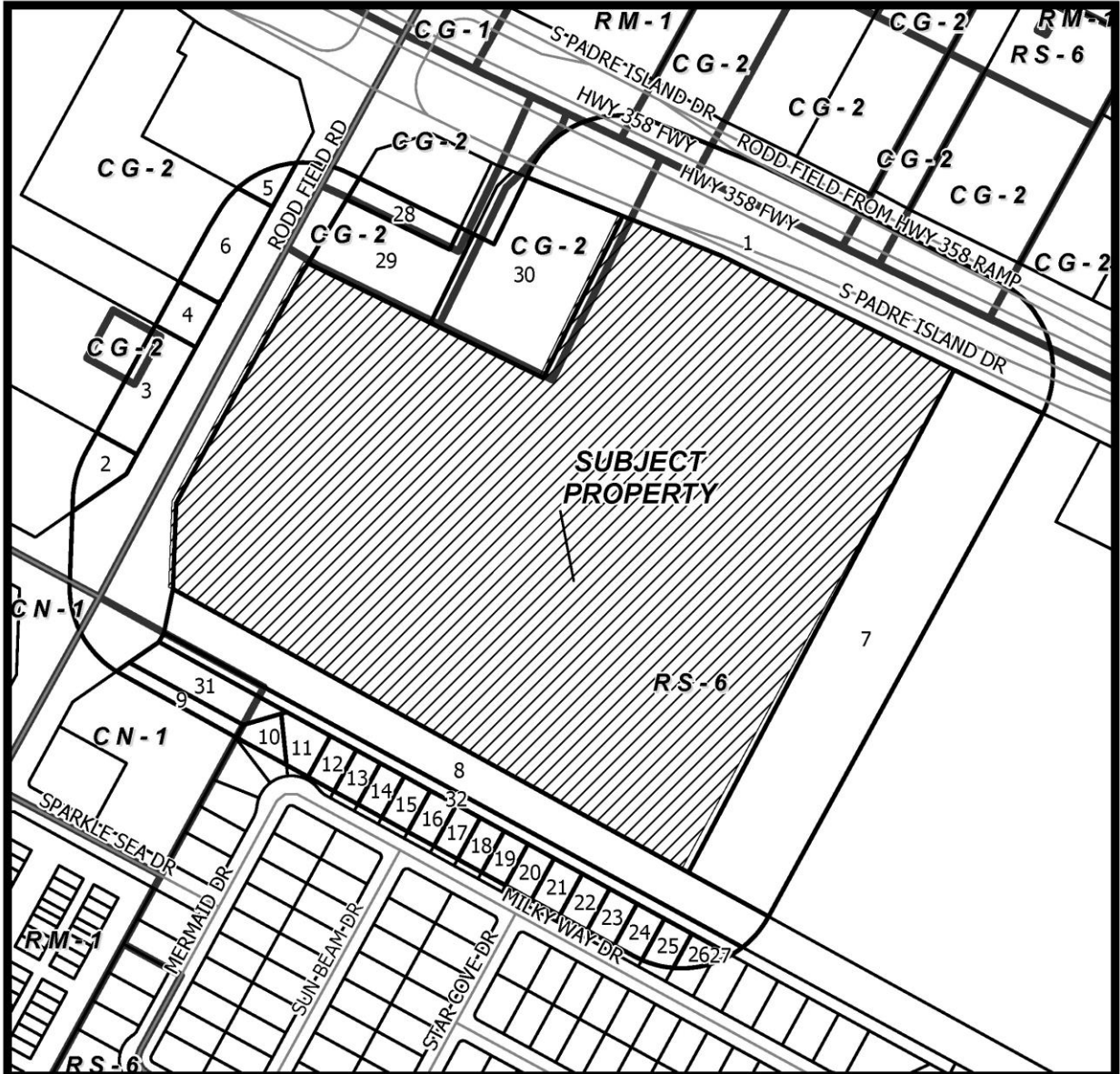
OF 1 SHEETS



GRAPHIC SCALE: 1" = 100' FT.

DATE: 04-01-24 10:29 AM JOB NO: 20015 PLOTS/CALC: 114 XREF: BASE

(B) Existing Zoning and Notice Area Map



CASE: ZN8261
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



Esri, HERE, DeLorme, INCREMENT P, **LOCATION MAP**