

ZONING REPORT

Case # 0323-01

Applicant & Subject Property

City Council District: 1
Owner & Applicant: Citgo Refining and Chemicals Company, LP
Address: 1802 Nueces Bay Boulevard, located along the east side of Nueces Bay Boulevard, south of John Street, and north of Nueces Street.
Legal Description: Lot 1AA, Block 4A, Sunset Place Addition
Acreage of Subject Property: 0.81 Acres
Pre-Submission Meeting: January 23, 2023

Zoning Request

From: "RS-6" Single-Family 6 District
To: "ON" Neighborhood Office District
Purpose of Request: To allow for the relocation of an onsite, employee-only, medical facility.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Professional Office	Commercial
North	"RS-6" Single-Family 6	Vacant	
South	"ON" Neighborhood Office	Professional Office	
East			
West			

Plat Status: The subject property is platted.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): No.
Code Violations: None.

Transportation and Circulation

	Designation-Urban Street	Section Proposed	Section Existing
John Street, Floral Street	Local Street	2 Lanes, 50 feet	2 Lanes, 30 feet
Dempsey Street	Local Street	2 Lanes, 50 feet	2 Lane, Divided, 50 feet

<p>Nueces Bay Boulevard</p>	<p>“A2” Secondary Collector</p>	<p>4 lanes, 100 feet</p>	<p>4 Lanes, 50 feet</p>
<p>Transit: The Corpus Christi RTA provides service to the subject property via Route 12 Hillcrest/Baldwin with a stop at John Street and Palm Drive.</p>			
<p>Bicycle Mobility Plan: The subject property is approximately ½ mile to the west of a proposed Bicycle Boulevard on Lexington Avenue.</p>			
<p style="text-align: center;">Utilities</p>			
<p>Gas: 6” WS line along Dempsey Street to the south of the property. Stormwater: 15” RCP along Floral Street to the east of the property. Wastewater: 8” VCP service line along Floral Street to the east of the property. Water: 6” ACP line along John Street.</p>			
<p style="text-align: center;">Corpus Christi Comprehensive Plan</p>			
<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. Area Development Plan (ADP): According to Plan CC the subject property is located within the Downtown Area Development Plan (Adopted on May 28, 2013). Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed.</p>			
<p style="text-align: center;">Public Notification</p>			
<p>Number of Notices Mailed</p>	<ul style="list-style-type: none"> • 7 within a 200-foot notification area • 3 outside 200-foot notification area 		
<p>In Opposition</p>	<ul style="list-style-type: none"> • 0 inside the notification area • 0 inside the notification area • 0% in opposition within the 200-foot notification area (1 individual property owner) 		
<p style="text-align: center;">Public Hearing Schedule</p>			
<p>Planning Commission Hearing Date: Wednesday, March 8, 2023 City Council 1st Reading/Public Hearing Date: April 25, 2023 City Council 2nd Reading Date: May 9, 2023</p>			

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Economic Development
 - Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment.
 - Promote strong lines of communication between local government and businesses to ensure timely responses to business needs.
 - Promote programs that identify optimal sites for industrial uses
 - Future Land Use, Zoning, and Urban Design
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
- **Future Land Use Map:** The proposed rezoning is consistent.
 - Designated Future Land Use: Commercial.

Staff Analysis:

“While the comprehensive plan is consulted when making decisions about rezoning, it does not justify the denial of a plat or the development of land.” (Plan CC). 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 Future Land Use Map and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The rezoning of the subject property unifies the zoning of the entire block, all of which is owned by the applicant.

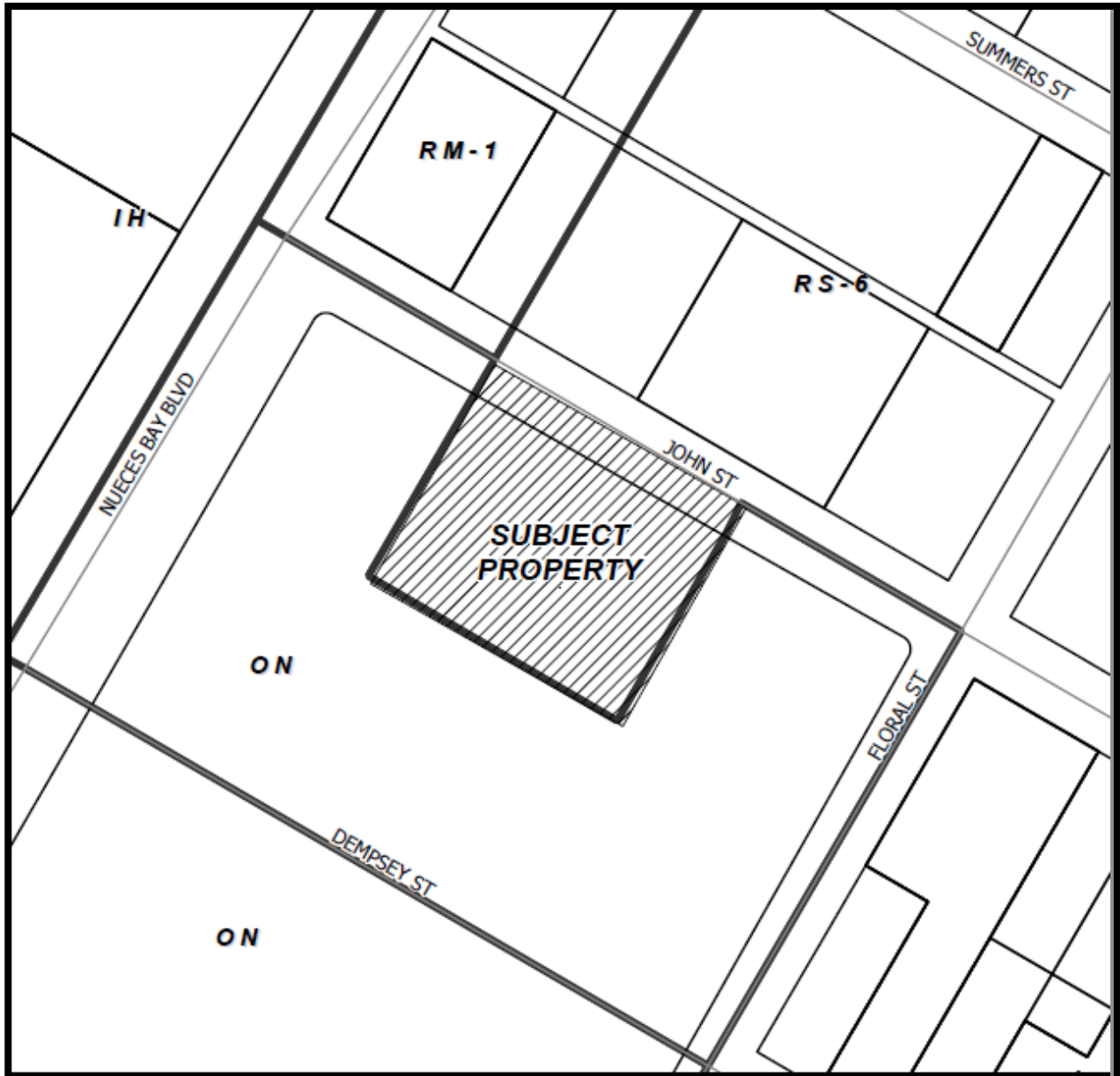
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

Planning Commission & Staff Recommendation: Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “ON” Neighborhood Office District.

Attachment(s):

- A. Existing Zoning and Notice Area map.
- B. Metes and Bounds

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



**CASE: 0323-01
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 |
| AB Professional Office District | PLD Planned Unit Development |
| AT Apartment-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 |
| F-R Farm Rural District | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation | |



ATTACHMENT B: METES AND BOUNDS



9510 Leopard St. • Corpus Christi, TX 78410

www.govinddevelopment.com
Office: (361) 241-2777 • Fax: (361) 241-2200

**EXHIBIT B
METES AND BOUNDS DESCRIPTION
OF 0.808 ACRES (35205 S.F.)
OUT OF
ADMINISTRATIVE PLAT SUNSET PLACE ADDITION
BLOCK 4A, LOT 1AA**

Being 0.808 acres of land, more or less, out of Block 4A, Lot 1AA, Administrative Plat of Sunset Place Addition recorded in Volume 69, Page 988, Map Records Nueces County, Texas and said 0.808 acre tract being more particularly described by metes and bounds as follows;

Beginning at the northwest corner of this tract, said corner being on the centerline of John Street and bearing S 60-31-30 E, 114.77 feet, N 29-28-30 E, 25.00 feet, from the point of curvature on the south right of way line of John Street for the curve at the northwest corner of said Block 4A, Lot 1AA;

Thence S 60-31-30 E with the centerline of John Street, 201.17 feet, to the northeast corner of this tract;

Thence S 29-28-30 W with the east boundary line of this tract, at 25.00 feet pass the south right of way line of John Street, in all 175.00 feet, to the southeast corner of this tract;

Thence N 60-31-30 W with the south boundary line of this tract, 201.17 feet, to the southwest corner of this tract;

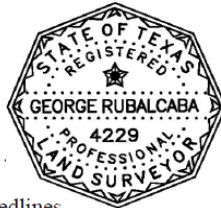
Thence N 29-28-30 E, with the west boundary line of this tract, at 25.00 feet pass the south right of way line of John Street, in all 175.00 feet, to the POINT OF BEGINNING and containing 0.808 acres of land (35,205 ft²), more or less.

Notes:

1. Metes and bounds description based on map recorded in Volume 69, Page 988, Map Records Nueces County, Texas.
2. Drawing accompanies this metes and bounds description.

GOVIND DEVELOPMENT, LLC

George Rubalcaba, RPLS, LSLS
Survey Group Manager



Revised 03/13/2023 revised per city redlines.

Rev. 3/13/23 Description referenced only to recorded plat in Volume 69, Page 988, M.R.N.C.T.