

ZONING REPORT CASE ZN8336

Applicant & Subject Property			
<p>District: 5 Owner: Shafinury Morteza Applicant: Shafinury Morteza Address: 2201 Rodd Field Road, Describe the location of the Subject Parcel, as in the Notices to be Mailed. Legal Description: 10.07 acres out of the South Half of Lots 7 & 8, Section 19, Flour Bluff & Encinal Farm Garden Tract Acreeage of Subject Property: 10.07 acre(s). Refer to Attachment (A) Metes and Bounds.</p>			
Zoning Request			
<p>From: "ON" Neighborhood Commercial District To: "CG-2" General Commercial District Purpose of Request: To allow commercial use (indoor and outdoor recreation, and general commercial uses).</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"ON" Neighborhood Office	Vacant	Medium-Density Residential
North	"FR" Farm Rural	Vacant	Medium-Density Residential
South	"CG-2" General Commercial, "IL" Light Industrial	Commercial, Light Industrial	Commercial, Medium-Density Residential, Light Industrial
East	"CG-2" General Commercial, "FR" Farm Rural	Vacant, Public/Semi-Public	Medium-Density Residential
West	"ON" Neighborhood Office	Vacant, Public/Semi-Public, Commercial	Medium-Density Residential, Commercial
<p>Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None</p>			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
Rodd Field Road	"A3" Primary Arterial Divided	130-Foot ROW 6 Lanes, Median	115-Foot ROW 4 Lanes, Center Turn Lane
<p>Transit: The Corpus Christi RTA provides service to the subject property via Bus Route (s) 8 S Flour Bluff Mall near Rodd Field Road and Williams Drive.</p>			

Bicycle Mobility Plan: The subject property is approximately ¾ of a mile from the nearest 1-way cycle track along both sides of Williams Drive, north of the subject property, and west of Rodd Field Road.

Utilities

Gas: An 8-inch WS (gas main) exists along the east side of Rodd Field Road.
Stormwater: A 48-inch RCP (public) line exists along the east side of Rodd Field Road.
Wastewater: A 16-inch PVC (public force main) exists along the west side of Rodd Field Road.
Water: An 8-inch ACP (public distribution) exists along the west side of Rodd Field Road.

Corpus Christi Comprehensive Plan (Plan CC)

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 ADP (Adopted March 17, 2020).
Water Master Plan: No improvements have been proposed.
Wastewater Master Plan: No improvements have been proposed.
Stormwater Master Plan: No improvements have been proposed.
Roadway Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	5 within a 200-foot notification area 5 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

Planning Commission Hearing Date: August 7, 2024
City Council 1st Reading/Public Hearing Date: September 17, 2024
City Council 2nd Reading Date: October 15, 2024

Background:

The subject property is a 10.07-acre vacant and undeveloped parcel out of a parent lot in the Southside area. It is located along the west side of Rodd Field Road, abutting the 400-foot-deep parcel along Rodd Field Road, and the 210-foot-deep parcel to remain adjacent to the Windsong Unit 2 subdivision. Except for the portion along Rodd Field Road, the “buffer” and subject parcels are currently zoned “ON” Neighborhood Commercial District. Rodd Field Road is an A3 Arterial, with varying widths, that right-of-way dedication will bring into conformity.

The properties to the north are zoned “FR” Farm Rural and are vacant. Those to the south are zoned “CG-2” General Commercial and “FR” Farm Rural, with vacant use and Public/Semi-Public use. The properties to the west include the “buffer” parcel zoned “ON” Neighborhood Office, and are vacant and with Public/Semi-Public Use, and commercial uses.

The applicant is requesting a change in zoning to expand the development footprint for commercial use. The development will include indoor and outdoor recreation uses, and accompanying incidental uses, and a shell commercial development along Waldron Road.

The “CG-2” General Commercial District allows 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 Elements, Goals and Strategies for Decision Makers:

- Housing and Neighborhoods:
 - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - 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 compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Screening fences, open spaces, or landscaping can provide an essential buffer between shopping and residential areas.

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

The proposed rezoning is consistent with the Southside ADP ; however is not consistent with the FLUM designation of Medium-Density Residential.

- Promote land development that enhances the character and opportunities in the southside.
 - Attract diverse, new, commercial development to vacant, non-residential, infill parcels.
 - Work with neighborhoods and districts on targeted Future Land Use Map updates and possible rezoning if desired.

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 Plan CC; however is inconsistent with the future land use designation of medium-density residential.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will have no adverse impact on the neighborhood.
- The property to be rezoned is suitable for the uses to be permitted by the proposed amendment.

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 "ON" Neighborhood Office 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.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@gmail.com

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

June 5, 2024
24015-M&B Zoning

CG-2 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 10.071 acre tract of land, more or less, a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 19, Lots 7 and 8, a map of which is recorded in Volume "A", Pages 41 thru 43, Map Records, Nueces County, Tx and also being a portion of a 19.316 acre tract described by deed, Document No. 2021050080, official records of said county, said 10.071 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a point in the southwest boundary line of Christ Community Subdivision Lot 1 as shown by plat recorded in Volume 62, Page 89, said map records, said beginning point bears N61°20'33"W 401.68' from the southernmost corner of said Christ Community Subdivision Lot 1, said beginning point for the easternmost corner of the tract herein described;

THENCE S27°49'35"W 660.30' along the northwest boundary line of an existing CG-2 zoning tract to a point in the common southwest boundary line of said Lot 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts and northeast boundary line of a 10 acre tract described by deed, Volume 1487, Page 242, deed records of said county, for the southernmost corner of the tract herein described;

THENCE N61°20'00"W 669.00' along the common southwest boundary line of said Lots 8 and 7, Section 19, Flour Bluff and Encinal Farm and Garden Tracts and northeast boundary line of said 10 acre tract, to a point for the westernmost corner of the tract herein described;

THENCE N28°36'27"E 660.13' along a line 210.00' southeast of and parallel to the southeast boundary line of Windsong Unit 2, Block 1, as shown by plat in Volume 51, Pages 138 & 139, said map records, to a point for the northernmost corner of the tract herein described in said southwest boundary line of Christ Community Subdivision Lot 1;

EXHIBIT "A"

Page 1 of 2

Metes and Bounds Description, 10.071 Ac., June 5, 2024, Continued:

THENCE S61°20'33"E 660.00 along said southwest boundary line of Christ Community Subdivision Lot 1 to the to the **POINT OF BEGINNING**, a sketch showing said 10.071 acre tract for CG-2 zoning being attached hereto as Exhibit "B".


Nixon M. Welsh, R.P.L.S.



EXHIBIT "A"

Page 2 of 2

WINDSONG UNIT 2, BLOCK 1
 V. 51, P. 138 & 139, M. R.

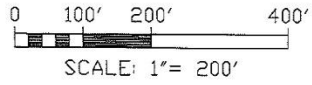
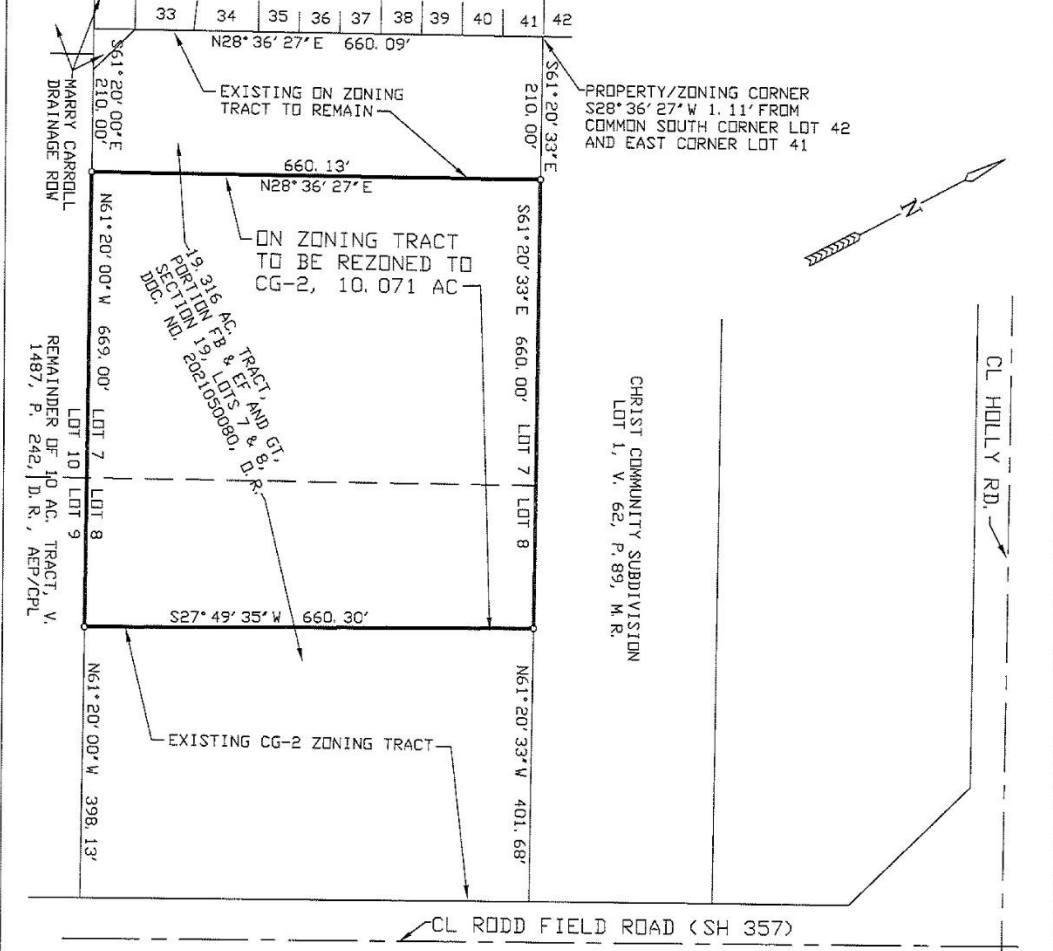
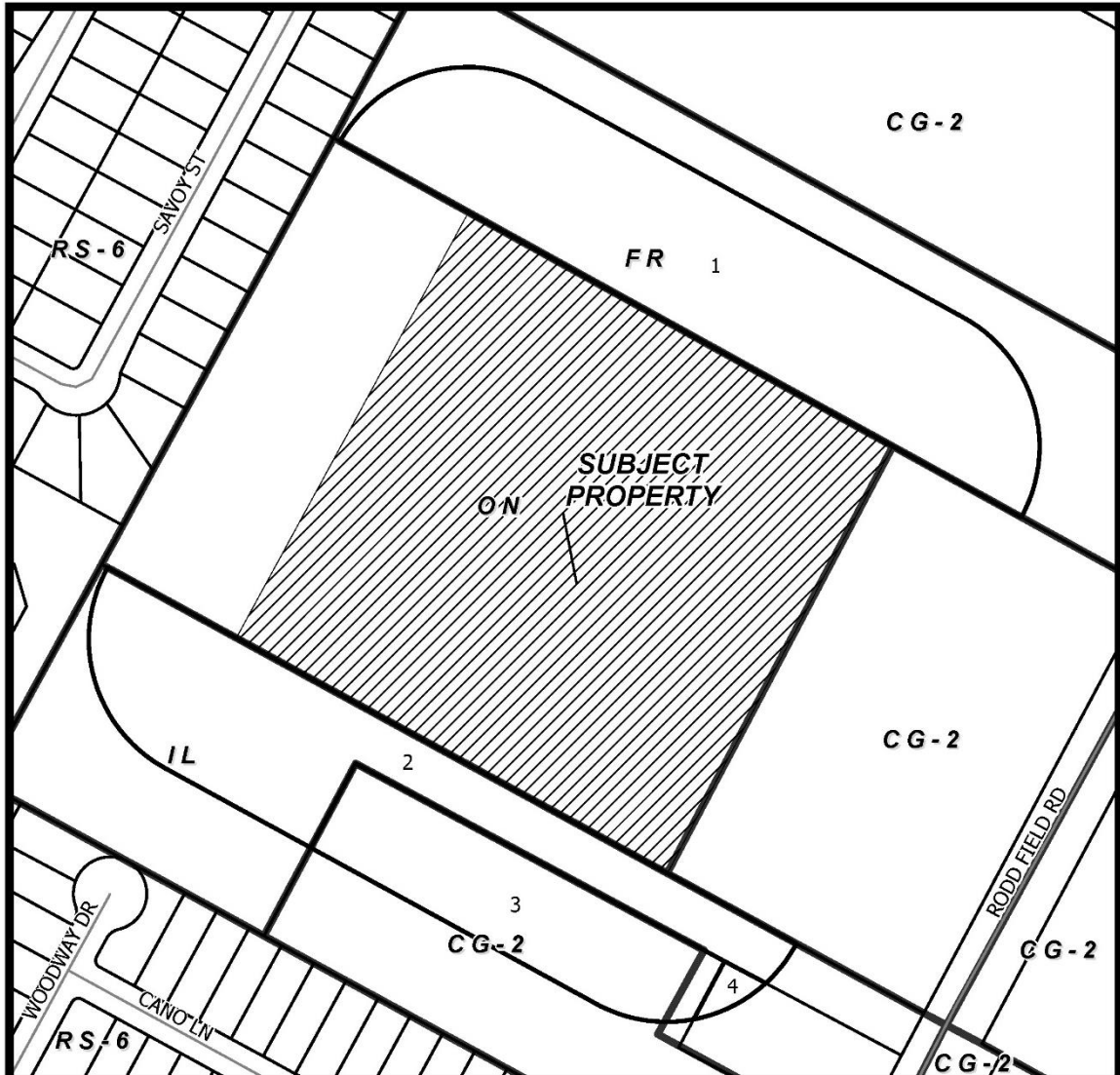


EXHIBIT "B"
SKETCH TO ACCOMPANY METES
AND BOUNDS DESCRIPTION
 1" = 200'

BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00,
 TX ENGINEERING REG. NO.
 F-52, FILE: EXB-ZONING, JOB
 NO. 24015, SCALE: 1" = 200'
 PLOT SCALE: SAME, PLOT
 DATE: 6/5/24, SHEET 1 OF 1

(B) Existing Zoning and Notice Area Map



CASE: ZN8336
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 in opposition
 Owners within 200' listed on attached ownership table

