

ZONING REPORT

Case # 0922-01

Applicant & Subject Property			
<p>City Council District: 3 Owner: Ryan Thurman Applicant: Ryan Thurman Address: 7017 Ayers Street Location: Along the west side of Ayers Street, south of Greenwood Drive, and east of the Crosstown Expressway Access Road Legal Description: 1 Acre out of Lot 4, Section 4, Bohemian Colony Lands Acres of Subject Property: 1.592 acres Pre-Submission/Early Assistance Meeting: 02/24/2022</p>			
Zoning Request			
<p>From: "FR" Farm Rural District To: "IL" Light Industrial District Purpose of Request: To allow for a boat repair facility that will operate between the hours of 8:00 AM and 5:00 PM with a total of 8 employees accompanied by a marine construction services office.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural	Agriculture/Rural Enterprise
North	"RS-6" Single-Family 6	Public/Semi-Public	Government
South	OCL	OCL	OCL
East	"FR" Farm Rural	Public/Semi-Public	Transportation
West	"FR" Farm Rural	Public/Semi-Public	Agriculture/Rural Enterprise
<p>Plat Status: Property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): Yes. The property is within the Light and Vertical Obstruction Subzones of the MCAOD overlay of the Cabaniss Naval Outlying Landing Field (NOLF). Code Violations: None.</p>			
Transportation and Circulation FOR Crosstown Expressway (TX-286N), Ayers Street, and Greenwood Drive			
Crosstown Expressway (TX-286 N) (Texas Tropical TRL)	Designation-Urban Street ¹	Section Proposed ¹	Section Existing ¹
	Access Road	-	3 Lanes, 100 Feet
Ayers Street	Designation-Urban Street¹	Section Proposed¹	Section Existing¹

(Chapman Ranch Road)	"C1" Minor Residential Collector	60' R.O.W.	2 Lanes Approx. 130 Feet
Greenwood Drive	Designation-Urban Street¹	Section Proposed¹	Section Existing¹
	Local	46' R.O.W.	2 Lanes, Approx. 130 Feet
Distance to Bicycle Network²		Bicycle Infrastructure²	
		Segment Proposed²	Segment Existing²
Approx. 1 mile: Off Holly & Kostoryz Roads		Off-Road Multi Use Trail	-
Transit: The Corpus Christi RTA provides transit services via <i>Bus Route 19 Ayers at Saratoga Blvd and Ayers Street</i> , half a mile north of the site.			
¹ City of corpus Christi Urban Transportation Plan ² Strategic Plan for Active Mobility			
Utilities			
<p>Gas: No service line exists.</p> <p>Stormwater: A 96-inch SBC Storm pipe exists along the east side of Crosstown Expressway Access Road (TX-286 N).</p> <p>Wastewater: The nearest line (8-Inch Clay Pipe) is approximately 3,000 Feet north of property, and per the Unified Development Code <i>Article 8.2.7 Wastewater</i>, is not reasonably accessible to a public wastewater facility of sufficient capacity as determined by adopted City Wastewater Standards.</p> <p>Water: An 8-inch PVC waterline exists along the west side of Ayers Street and jogs to its east side at the northeast corner of the site, as well as a 6-inch PVC waterline along the north side of Greenwood Drive. There are abandoned water lines along the northern and eastern boundaries of the property.</p>			
Corpus Christi Comprehensive Plan			
<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>Area Development Plan (ADP): 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: A 48-Inch water line is proposed along the east side of Ayers Street.</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		<ul style="list-style-type: none"> • 2 within a 200-foot notification area • 2 outside 200-foot notification area 	
In Opposition		<ul style="list-style-type: none"> • 0 inside notification area • 0 inside notification area 	

	<ul style="list-style-type: none"> • 0% in opposition within the 200-foot notification area
Public Hearing Schedule	
Planning Commission Hearing Date: September 7, 2022 City Council 1st Reading/Public Hearing Date: October 25, 2022 City Council 2nd Reading Date: November 1, 2022	

Background:

The subject property is a 1.592-acre-tract bounded to the west by Crosstown Expressway (TX-286 N), to the north by Greenwood Drive, and to the east by Ayers Street, and about half a mile north of the city’s limit, the Oso Creek, and the London Area. There is no property south of the site; Ayers Street merges with Crosstown Expressway (TX-286 N) south of it.

West-adjacent of the site is the approximately 155-acre J.S. Elliott Landfill currently zoned “RS-6” Single-Family Residential and “FR” Farm Rural, and to its east and north the over 940-Acre Cabaniss Naval Outlying Landing Field (NOLF) zoned “FR” Farm Rural.

The applicant is proposing a 9,800-square-foot boat repair facility that will also accommodate an office space for marine construction services. The facility will operate between the hours of 8:00 AM and 5:00 PM during the weekdays with a total of 8 employees.

The proposed use has the characteristic of the Light Industrial category, “...engaging in the manufacturing, assembly, repair, or servicing of industrial, business, or consumer machinery, equipment, products, or by-product mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site,” which allows Limited or Heavy Vehicle Services.

Comprehensive Plan (Plan CC) Consistency:

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
 - 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.
 - Avoid development that is incompatible with the operation of military airfield and the airport.

Future Land Use Map Consistency:

The proposed rezoning for an industrial use is inconsistent with the Future Land Use Map (FLUM) and would require an amendment:

- Designated Future Land Use: Agriculture/Rural Enterprise.

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 inconsistent with the Future Land Use Map (FLUM); however, it is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- Industrial uses are typically located near major transportation routes and are small-to-medium in scale. The site is appropriate.
- The proposed development is compatible with the surrounding uses. The Unified Development Code (UDC) allows landfill and landing field uses under a Light Industrial District.
- The site is within the Cabaniss Naval Outlying Landing Field (NOLF) Military Compatibility Area Overlay District's (MCAOD) Light and Vertical Obstruction subzones.
 - The Light Subzone regulates lighting to prevent visual interference during training and operation.
 - The Vertical Obstruction Subzone regulates the height of structures for safe flight approaches, departures, and pattern operations.
- The proposed development, although outside of the Clear Zone (CZ), Accident Potential Zone 1 (APZ-1), and Accident Potential Zone 2 (APZ-2), would have an approximate Floor Area Ratio (FAR) of 0.14. A repair type use is allowed with a maximum FAR of 0.11 in the Accident Potential Zone 1 (APZ-1), and a maximum FAR of 0.22 in the Accident Potential Zone 2 (APZ-2), however development is prohibited in the Clear Zone (CZ) of the Cabaniss Naval Outlying Landing Field (NOLF).

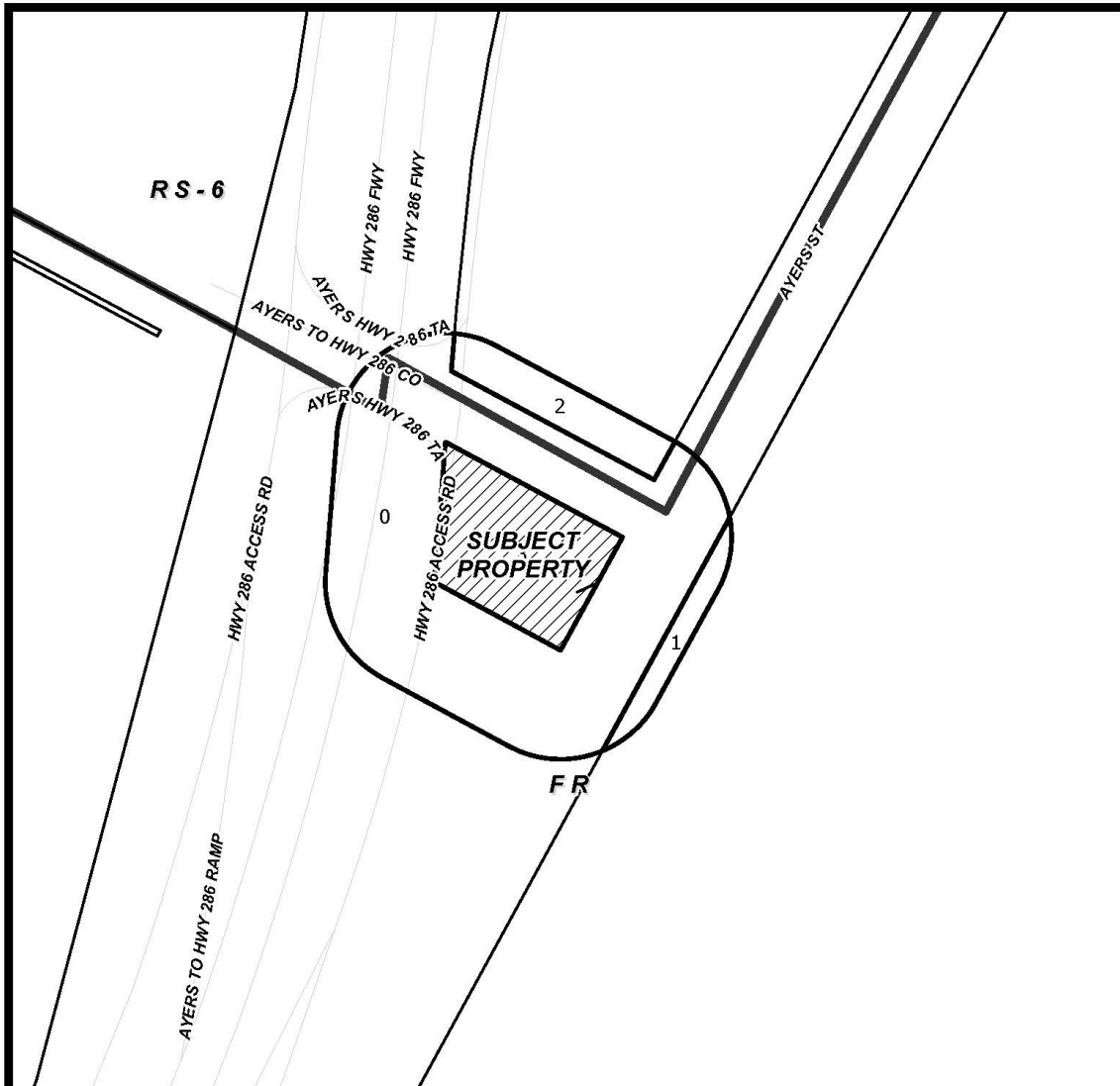
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

Planning Commission and Staff Recommendation (September 7, 2022): Approval of the change of zoning from the "FR" Farm Rural District to the "IL" Light Industrial District.

Attachments:

1. Attachment A: Location Map (Existing Zoning and Notice Area)

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0922-01
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

