

ZONING REPORT

Case ZN8192

Applicant & Subject Property

District: 4

Owner: MF Newton Investments LLC

Applicant: MF Newton Investments LLC

Address: 2245 Flour Bluff Drive, located along the east side of Flour Bluff Drive, north of Purdue Road, and south of Division Road.

Legal Description: Lot 24, Block 1, Flour Heights

Acreage of Subject Property: 0.55 acre(s)

Pre-Submission Meeting: March 26, 2024

Zoning Request

From: "RS-6" Single-Family 6 District

To: "CN-1/SP" Neighborhood Commercial District with a Special Permit

Purpose of Request: To allow a light industrial -service- use; specifically, a contractor's shop with indoor storage.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Commercial
North	"RS-6" Single-Family 6, "CG-2" General Commercial	Low-Density Residential, Transportation (Flour Bluff Drive), Commercial	Medium-Density Residential, Commercial
South	"RS-6" Single-Family 6	Low-Density Residential	Commercial
East	"RS-6" Single-Family 6	Low-Density Residential	Commercial
West	"RS-6" Single-Family 6, "CG-2" General Commercial	Low-Density Residential, Transportation (Flour Bluff Drive), Commercial	Medim-Density Residential

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 69, Page 700.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within the NOLF (Naval Outlying Landing Field) Waldron's Military Compatibility Area Overlay District; however, outside any clear and accident potential zones.

Code Violations: None.

Transportation and Circulation

Flour Bluff Drive	Designation	Section Proposed	Section Existing
	"A1" Minor Arterial Undivided	4 Lanes, Center Turn Lane, 95-foot ROW	2 Lanes, Center Turn Lane, 100-foot ROW

Transit: The Corpus Christi RTA provides service to the subject property via route <i>4 Flour Bluff</i> with stops at Waldron Road and Purdue Road.	
Bicycle Mobility Plan: The subject property is immediately adjacent to proposed one-way cycle tracks along each side of Flour Bluff Drive, which connects to a similar proposed mobility infrastructure along Glenoak Drive and a bike boulevard along Division Road.	
Utilities	
Gas: An active 3-inch (main) WS line exists along the east side of Flour Bluff Drive. Stormwater: A storm ditch exists along the east side of Flour Bluff Drive. Wastewater: An active 15-inch (public main) VCP line exists along the east side of Flour Bluff Drive. Water: An active 12-inch (public distribution) PVC line exists along the east side of Flour Bluff Drive.	
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 Flour Bluff Area Development Plan (Adopted on June 22, 2021). Water Master Plan: An existing EST System Storage improvement and an 18-inch water line extension have been proposed. Wastewater Master Plan: Improvements to an existing gravity main 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	18 within a 200-foot notification area 2 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 owner)
Public Hearing Schedule	
Planning Commission Hearing Date: May 15, 2024 City Council 1st Reading/Public Hearing Date: June 25, 2024 City Council 2nd Reading Date: July 16, 2024	

Background:

The subject 0.55-acre parcel, out of the Flour Bluff area, is located along Flour Bluff Drive, an “A1” class arterial road, a mile east of the NOLF (Naval Outlying Landing Field) Waldron, and at the edge of a concentration of residential subdivisions south of South Padre Island Drive. While within the NOLF Waldron’s Military Compatibility Area overlay, the subject property is only subject to the vertical obstruction safety subzone regulations.

The area between Flour Bluff Drive, Waldron Road, South Padre Island Drive, and east of NOLF Waldron is primarily composed of medium-density residential uses, with some low-density residential uses. Flour Bluff Drive is lined with planned residential subdivisions interspersed with modest general commercial districts in the vicinity of the site, with the large residential lots fronting the right-of-way in certain instances. The large general commercial district along South Padre Island Drive is within a mile of the site.

Along the west side of Flour Bluff Drive, and north of the subject property, at the block face, is a general commercial district pocket zoned “CG-2” with commercial use, with a “RS-6” Single-Family 6 zoned lot with low-density residential use immediately north. To the south of the subject parcel, properties are zoned “RS-6” Single-Family 6 District with low-density residential uses. The properties to the west of the subject parcel and Flour Bluff Drive are zoned “CG-2” General Commercial District and “RS-6” Single-Family 6 District with commercial and low-density residential uses. To the east, properties are zoned “RS-6” Single-Family 6 District with low-density residential uses.

The applicant is requesting an amendment to the current zoning district to accommodate a light industrial -service- use; specifically, a contractor’s shop with indoor storage. The one-story metal structure will accommodate 5 tenant spaces.

The “IL” Light Industrial District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing, and permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility 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:

- *Housing and Neighborhoods:*
 - Corpus Christi sustains and maintains established neighborhoods.
- *Economic Development:*
 - Corpus Christi has a robust “entrepreneurial ecosystem” that supports a thriving small business community. .
 - Promote a community culture that recognizes and embraces innovation and entrepreneurship.
 - Support investment of resources and capacity that support new venture startup and growth.
- *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 the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of lands uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

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

Consistency:

The proposed rezoning is consistent with the ADP and FLUM designation of commercial use, and particularly with the following policy initiative.

- Collaborate with local and regional leaders to encourage local business investment in Flour Bluff.

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 City of Corpus Christi Comprehensive Plan and future land use designation of commercial use.
- While the proposed rezoning agrees with the area-specific plan to encourage local business investment, staff considered the appropriateness of the request for a light industrial -service- use within a low-density residential subdivision. The City of Corpus Christi Comprehensive Plan encourages orderly growth and proper location of land uses, and while a light industrial district may allow uses that are associated with noise, smoke, dust, odor, and other related nuisances, the activities proposed may only generate them marginally. A light industrial -warehouse and freight movement- use exists on the same block through a special permit, and a few other light industrial uses by-right further east along Flour Bluff Drive.
- In determining an appropriate recommendation to the applicant's request, staff weighted the applicant's proposal against the existing and future land use pattern along Flour Bluff Drive, the general character of the area, the impact the proposed use may have on the surrounding uses, and compatibility with the surrounding properties.
 - The area between South Padre Island Drive, NOLF Waldron, Flour Bluff Drive, and Waldron Road, is primarily characterized by medium-density residential subdivisions with sparse low-density parcels half-acre in size. The large parcels are predominantly arranged to front Flour Bluff Drive, a proposed arterial road, and a moderate number have already transitioned into commercial uses. .
 - To preserve and protect the surrounding residential uses, staff recommended a compatible base zoning district that matches the nearby special permit's in light of the FLUM's prescription to enlarge several existing commercial pockets along Flour Bluff Drive, with the subject block being one.
 - While the Unified Development Code will ensure compatibility of the base zoning district with the surrounding properties, including NOLF Waldron, conditions have been crafted to ensure negative impacts are limited.
 - Staff also considered Flour Bluff Drive as it exists, a two-lane right-of-way, although a proposed 4-lane arterial. Granting the customer's request would invite access by heavier vehicles if developed by-right in the future.

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 6 District to

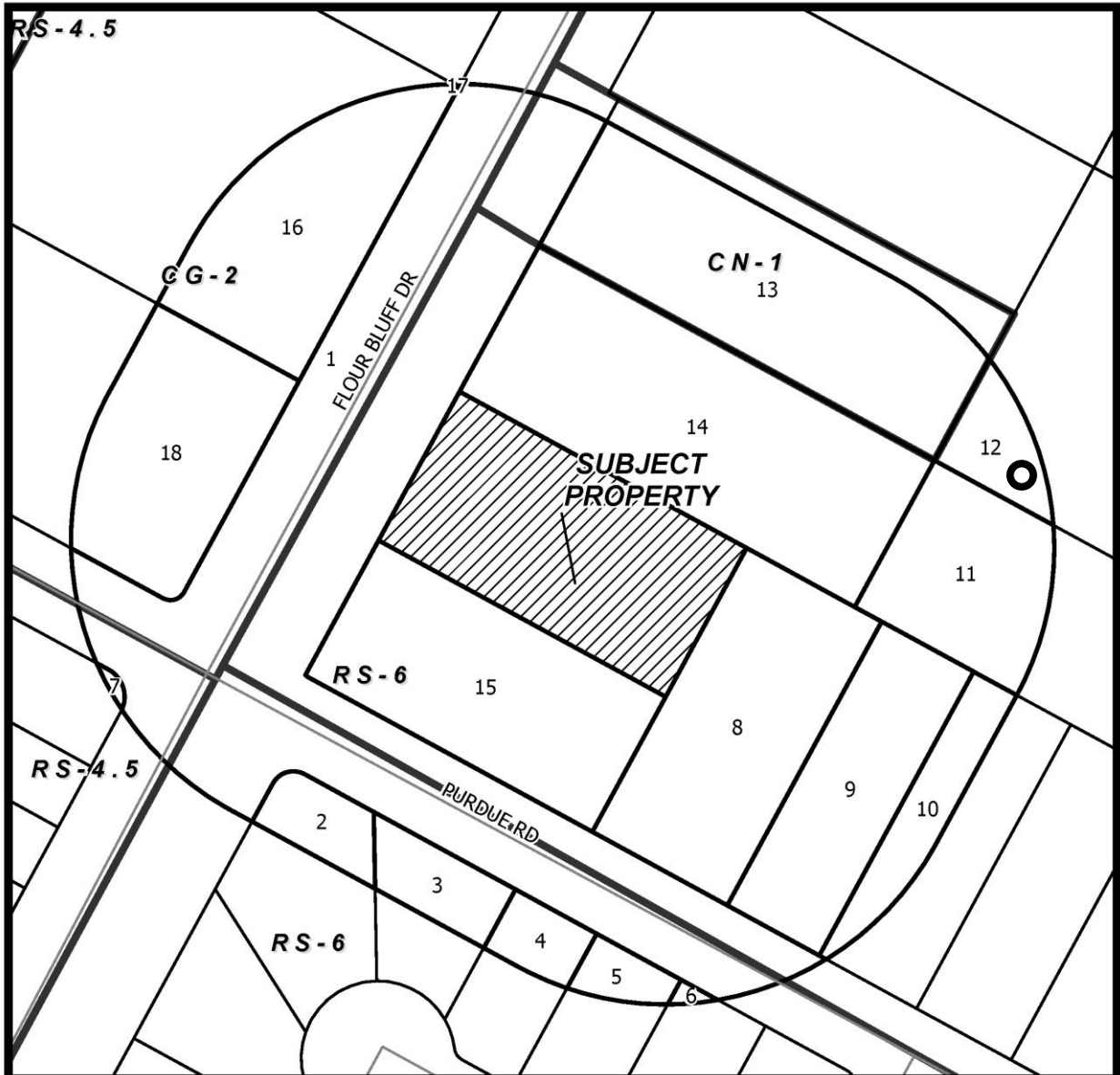
the “CN-1/SP” Neighborhood Commercial District with a Special Permit. The special permit is subject to the following conditions:

1. **Use:** The only use allowed on the subject property other than uses permitted in the base zoning district is a light industrial service use; specifically, a contractor’s shop with indoor storage.
2. **Landscaping:** Landscaping must be provided in accordance with Article 7.3 Landscaping of the Unified Development Code Landscaping.
3. **Dumpster:** All solid waste shall be confined in a dumpster screened from street, public, and neighboring views. No dumpster is permitted within the front street yard. Screening for the dumpster must be composed of a solid or opaque material that matches or compliments the building material of the principal structure.
4. **Outside Storage and Display:** Outside storage and display is prohibited.
5. **Screening & Buffer Yard:** A 10-foot-wide buffer yard and 10 points shall be required along the property boundaries adjacent to residential zoning districts.
6. **Lighting:** All lighting shall be shielded, and pole lights shall be of the fully cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
7. **Building Height:** The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Height Regulations.
8. **Hours of Operation:** The hours of operation shall be limited from 7:00 AM to 08:00 PM. Customer access after 08:00 PM shall be prohibited.
9. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
10. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
11. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Attachment(s):

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



CASE: ZN8192 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 in favor

Owners in opposition

