

ZONING REPORT

Case # ZN8281

Applicant & Subject Property

District: 5

Applicant: Oliver Ommani

Owner: Oliver & Saeideh Ommani and Valiollah Ommani

Address: 6004 Yorktown Boulevard, located along the north side of Yorktown Boulevard, south of Lipes Boulevard, east of South Staples Street, and west of Cimarron Boulevard.

Legal Description: 1.8 Acres out of Lot 11, Section 10, Flour Bluff Encinal Farm and Garden Tract.

Acreage of Subject Property: 1.8 acres.

Pre-Submission Meeting: April 15, 2024.

Zoning Request

From: “RS-6” Single-Family District

To: “CN-2” Neighborhood Commercial District. (Note: Applicant amended the original request to the “CG-2” on 5/22/24).

Purpose of Request: To allow for a retail center.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	“RS-6” Single-Family	Low-Density Residential	Commercial
North	“RS-6” Single-Family, “IL” Light Industrial, “CN-1/SP” Neighborhood Commercial District with a Special Permit	Industrial, Low-Density Residential (King’s Point Unit 5)	Medium-Density Residential, Commercial
South	“RS-6” Single-Family	Transportation (Yorktown Boulevard), Low-Density Residential (Kings Crossing 14B)	Transportation (Yorktown), Medium-Density Residential
East	“RS-6” Single-Family, “CG-2” General Commercial	Low-Density Residential, Commercial	Low-Density Residential, Commercial
West	“RS-6” Single-Family, “IL” Ligh Industrial	Industrial, Transportation (Yorktown Boulevard), Low-Density Residential (Kings Crossing 14B)I	Commercial, Transportation (Yorktown Boulevard), Medium-Density Residential

Plat Status: The subject property is not platted. A rezoning must precede a plat application.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

Code Violations: None.

Transportation and Circulation			
Yorktown Boulevard	Designation	Section Proposed	Section Existing
	“A3” Primary Arterial Divided	6 Lanes, Median, 130-Foot ROW	4 Lanes, Median, 120 Foot ROW
Transit: The Corpus Christi RTA provides service to the subject property via Route 26 <i>Airlines Lipes</i> with stops near Lipes Boulevard and South Staples Street, and the Lipes Boulevard and Cimarron Boulevard.			
Bicycle Mobility Plan: The subject property is approximately 950 feet south of planned one-way cycle tracks along each side of Loire Boulevard/ E. Bar Le Doc Boulevard, and a similar mobility infrastructure starts 1,800 feet south, along Yorktown Boulevard.			
Utilities			
Gas: Two active 8-inch gas lines exists along the north side of Yorktown Boulevard; one being an HDPE type. Stormwater: A 72-inch active SBC (public grid main) line exists along the south side of Yorktown Boulevard. Wastewater: An active and 8-inch 18-inch PVC (public force main) exists along the north side of Yorktown Boulevard. Water: An 8-inch active PVC (Public Distribution) exists along the north side of Yorktown Boulevard.			
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 Area Development Plan (Adopted on March 17, 2020). Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements needed per master plan. Stormwater Master Plan: No improvements have been proposed. Roadway Master Plan: No improvement have been proposed.			
Public Notification			
Number of Notices Mailed		23 within a 200-foot notification area 6 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 29, 2024 City Council 1st Reading/Public Hearing Date: July 23, 2024 City Council 2nd Reading Date: July 30, 2024			

Background:

Note: Applicant amended the original request to the “CG-2” on April 22, 2024.

The subject property is a 1.8-acre parcel out of the southside area, located along the north side of Yorktown Boulevard, a primary arterial road. The subject parcel is also located between South Staples Street to the north and Cimarron Boulevard to the south; both arterial roads. The area is southwest of Saratoga Boulevard, the Oso Creek, and was annexed incrementally between the mid-1980s to the mid 1990s. The area has been developed primarily with medium-density residential uses starting in the early 2000s with Yorktown Boulevard transitioning to a primarily commercial corridor.

To the north of the subject parcel are properties that are zoned “RS-6” Single-Family, “IL” Light Industrial, “CN-1/SP” Neighborhood Commercial with a Special Permit, with industrial and low-density residential uses. The properties to the south, out of the Kings Crossings Unit 14B, are zoned “RS-6” Single-Family with low-density residential uses. To the east, is the Kings Point Unit 5, developed with low-density residential uses, and “RS-6” Single-Family. Other properties are zoned “CG-2” General Commercial with commercial use. The properties to the west are zoned “IL” Light Industrial and “RS-6” Single-Family with industrial and low-density residential uses. The residential use to the west of the subject parcel is out of the Kings Crossing Unit 14B.

The applicant is requesting to amend the current zoning district to accommodate a retail shopping center with personal-service-oriented uses, restaurant, and office spaces. Site constraints and UDC development standards (will create a commercial development of two buildings with multiple tenants.

The “CN-2” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, and overnight accommodation uses.

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Future Land Use, Zoning, and Urban Design
 - 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 computability, locational needs, and characteristics of each.
 - Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise, and visual blight on surrounding areas.
 - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
 - Screening fences, open space, or landscaping can provide an essential buffer between shopping and residential areas.
- **Southside ADP and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is consistent with the Southside ADP and FLUM designation of commercial.

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 many elements of the Comprehensive (Plan CC) and the Future Land Use Map, which designates the property as commercial.
- The proposed rezoning is compatible with neighboring properties along Yorktown Boulevard and with the general character of the surrounding area. This rezoning will not have a negative impact on the surrounding neighborhood regarding noise.
- Staff has concluded that the adjacent neighborhoods would be better served by the "CN-2" District that fronts Yorktown Boulevard than the "CG-2" Neighborhood Commercial District, as the "CG-2" would allow bar/tavern uses.
- The nature of the Yorktown corridor from South Staples to Cimarron Boulevard, approximately 1 mile in length, is developing as commercial in nature.
- A Type B Buffer Yard will be required consisting of a minimum 10-foot-wide buffer yard plus at least 10 points as defined in Section 4.9.5. A. of the Unified Development Code. (UDC), minimally achieved by an 8-foot, solid wood screening fence. Alternatively, 10 points may be achieved by an 8-foot, concrete panel wall.

Planning Commission and Staff Recommendation (May 29, 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 "CN-2" Neighborhood Commercial District.

Attachment(s):

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

(A) Metes & Bounds Description and Exhibit



Texas Geo Tech

LAND SURVEYING, INC.

EXHIBIT "A"

Being a 1.80-acre tract of land, more or less, out of **LOT ELEVEN (11), SECTION TEN (10), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS**, Nueces County, Texas, and being more particularly described by Metes and Bounds as follows:

BEGINNING at an iron pipe found for the southeast corner of Lot 9, Block 4 of the King's Point Unit 5 Subdivision, recorded under Volume 64, Pages 7-8 of the Map Records Nueces County Texas, same being northeast corner of this tract;

THENCE: S 28° 52' 45" W – 213.54 feet to a 5/8-inch iron rod set on the north right-of-way line of Yorktown Boulevard, same being the southeast corner of this tract;

THENCE: N 61° 19' 58" W – with the north right-of-way line of said Yorktown Boulevard, a distance of 366.72 feet to a 5/8-inch iron rod set for the southwest corner of this tract;

THENCE: N 28° 35' 08" E – 214.41 feet to a 5/8-inch iron rod found for the southwest corner of Lot 12, Block 4 of the said King's Point Unit 5 Subdivision, same being the northwest corner of this tract;

THENCE: S 61° 11' 50" E – 367.82 feet to the **POINT OF BEGINNING** containing 1.80 acres of land, more or less.

I, Jarrel L. Moore, a Registered Professional Land Surveyor, do here by certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards set forth by the Texas Board of Professional Land Surveying. Bearings and distances are NAD 1983, Texas South Zone and are based on grid coordinates. December 22, 2023

December 22, 2023
231218.doc



Jarrel L. Moore
Jarrel L. Moore
Registered Professional Land Surveyor
License Number 4854

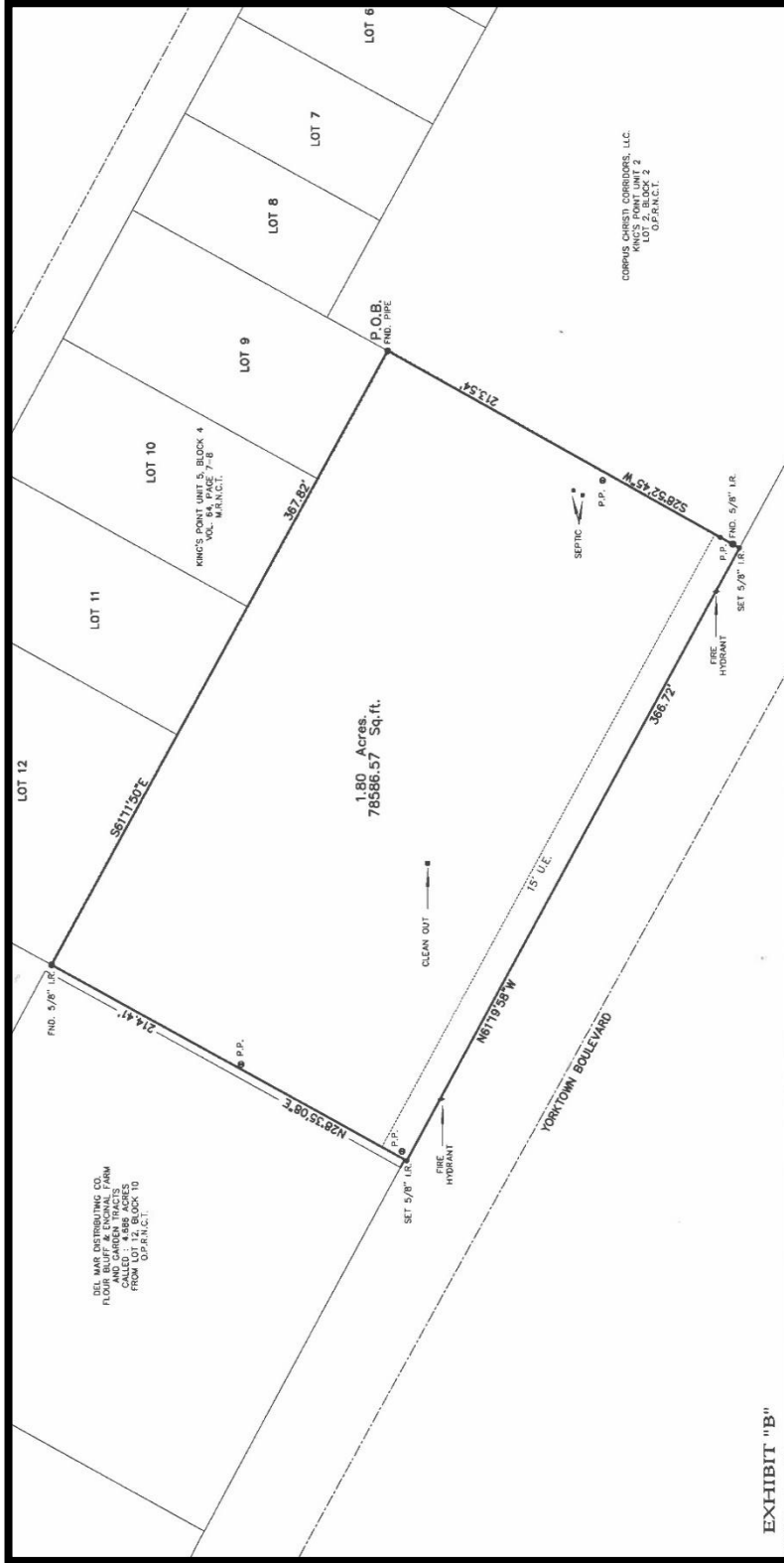


EXHIBIT "B"

JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

DECEMBER 22, 2023

TEXAS GEO TECH
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SURVEY OF:

BEING A 1.80 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 11, SECTION 10, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, NUECES COUNTY, TEXAS.

ALL BEARINGS AND DISTANCE REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.

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DATE: 12/22/2023 DRAWN: EF
 SCALE: 1" = 50' JOB NUMBER: 231218

SCALE: 1" = 50'

(B) Existing Zoning and Notice Area Map

